
Application Number	Date of Appln	Committee Date	Ward
088945/FO/2009/S1	5th Feb 2009	9 th April 2009	Chorlton Ward

Proposal Change of use from single dwelling to 3 x 4 bed and 1 x 5 bed houses with associated car parking, landscaping and alterations to the elevations

Location The Old School Building, Chorlton Green, Chorlton, Manchester, M21 9FQ,

Applicant Mr Chris Barton , St Clements Old School, Chorlton Green, Chorlton, Manchester, M21 9FQ

Agent Gareth Keith, First Floor, 13 Dawlish Road, Chorlton, Manchester, M21 8XR

Description

The application site is situated on the eastern side of Chorlton Green within the designated Chorlton Green Conservation Area and relates to a large, semi-detached building with car park and garden area to the rear.

The building, which is not listed, is a former Church of England school building, which in recent years has been used as office but is presently in use as single family dwelling. The building forms a prominent, historic feature in the Conservation Area but in modern times has been altered to suit its purpose and has incorporated changes to the internal arrangement of the building coupled with external elevation alterations to the rear, including the insertion of French doors and changes to the windows.

In terms of the site's immediate surroundings, the site adjoins a two storey, residential property to the south, a terrace of three storey residential properties to the north and a terrace of two storey residential properties to the east along Stanley Grove. With regard to the wider area, the buildings are predominantly domestic in scale and are grouped around the triangular shape green. The opposite side of the Green contains a variety of residential house types including a flat development, individual houses and the two-storey building of Higginbottom Farmhouse which is listed.

In relation to this application, it is proposed to convert the existing building into 3 x 4 bedroom residential dwellings and 1 x 5 bedroom dwelling. Each dwelling will be spread over three floors utilising the roof space and will include private rear gardens and an individual car parking space.

In order to facilitate the conversion, a number of elevational alterations are proposed including the insertion of two doors to the front elevation, alterations to the front and rear windows, the installation of skylights and a modest side and rear extension to allow access to the proposed dwelling on the northern most side of the building.

Consultations

Local residents - 5 letters of objection have been received, 2 of which are from the same resident. Details of the objections received are summarised below:

(i) The proposed development will result in more on-street car parking. 4 car parking spaces are not sufficient for the number of bedrooms proposed. Most homes have 2 cars per household and this development would cause more traffic, congestion and parking problems.

(ii) An increase in residents is likely to exacerbate congestion, parking, current noise problems, litter, antisocial behaviour and crime in the area. The proposal would therefore constitute over development.

(iii) The incorporation of landscaping, additional doors, timber framing and sky lights are all prominent features. There is a risk that the building is stripped of its existing character and replaced with a generic style that is common in other recent developments that in reality could date very easily and thereby being to the detriment of the entire area

(iv) The extension and loss of the lancet windows on the northern elevation would result in the loss of a valuable feature in the Conservation Area, particularly when the windows are illuminated at night. The use of materials in the proposed extension would appear bland resulting in a loss of character.

(v) The insertion of doors and rooflights would serve to break up the building and detract from its original character.

(vi) The number of houses should be reduced to three so that no structural alterations to the northern gable are necessary.

(vii) The proposed lowering of windows and cills is likely to detract from the essential character of the building and its original use as school house.

Environmental Health - No adverse comment or objection in principle to the application.

Green Space Manager - The proposed works are acceptable. All tree work should be implemented in accordance with British Standards.

Chorlton Civic Society - The additional external doors and lowering of the windows profoundly change the composition of the western elevation which are out of keeping and compromise the character of the building. There are also concerns regarding the northern elevation and in particular the loss of the arched windows which, when illuminated at night, make an important contribution to the night time character of Chorlton Green. In addition, it is considered that the proposal is over development and if the density were to be reduced, there would be no need to break up the external character of the building.

Manchester Conservation Areas and Historic Buildings Panel – The Panel were pleased to see the building was to be reused. Although it was understood that the building was not a listed building it was considered that the external

elevations and extension required to subdivide the building would be harmful to the building's character and that four units would be excessive. Whilst an appropriate conversion of the building would be supported, it was felt a lesser number of units would be more appropriate.

Issues

Unitary Development Plan (UDP) - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal:

Policy H1.2 seeks to ensure that the housing stock contains a wide range of housing types to meet the needs of all people who live in Manchester.

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC18.1 relates to development proposals within Conservation Areas. The Council seeks to preserve and enhance to the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces,

Policy CB1 states that the character of Chorlton is primarily residential and that new uses will be prevented which would be harmful to its character.

Regional Spatial Strategy - In terms of regional policy, the Regional Spatial Strategy for the North West was adopted in September 2008. The Regional Spatial Strategy forms part of the statutory development plan for every Local Authority in the North West and provides a framework for development and investment over the next fifteen to twenty years.

The following policies are considered relevant:

Policy DP1 encourages sustainable communities, making the best use of existing resources, managing travel demand and marrying opportunity and need.

Policy DP4 - Priority should be given to development in locations which builds upon existing concentrations of activities and existing infrastructure.

Policy DP5 - states that development should be located so as to reduce the need to travel, especially by car and to enable people as far as possible to meet their needs locally.

In addition to the above, central government provides national planning guidance in the form of Planning Policy Guidance Notes (PPG) and on some planning issues, Planning Policy Statements (PPS).

PPS1 'Delivering Sustainable Development' sets out the overarching policies on the delivery of sustainable development through the planning system. Emphasis

in placed on the need for good design to ensure, attractive, usable, durable and adaptable places

PPS3 'Housing' highlights that the majority of new housing should be located on brownfield land. The guidance also states that the planning system should deliver:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key service and infrastructure.

PPG15 'Planning and The Historic Environment' - includes guidance on new developments within Conservation Areas. Essentially, new developments within a conservation area should be of high quality design and respect the character or appearance of the area. Emphasis is placed on enhancement of the surrounding context.

Further to the above, the 'Guide to Development in Manchester 2', for which has recently been adopted as a Supplementary Planning Document (SPD). The document contains core principles to guide developers to high quality and inclusive design. The principles that development should seek to achieve include, character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle - The principle of the proposal is considered satisfactory and entirely consistent with both local policy and Government guidance in the form of PPG15 'Planning and the Historic Environment' and PPS3 'Housing'.

The building is currently in use as a very large single dwelling for which maintenance costs are high. In this location and in the present economic climate it is unrealistic to expect the continued occupation of the building as single dwelling. The present owner has tried unsuccessfully to sell the building over the last 12 months and has also considered alternative uses for the building. In local policy terms however, the only likely acceptable use of the building would be for residential purposes. As such, the subdivision of the building into smaller residential units which are still capable of being lived in by families, seems the most appropriate and economic use of the building and would also ensure the building's long term maintenance and protection.

PPG15 puts emphasis on the controlled and positive management of change and acknowledges that conservation and sustainable growth are complimentary objectives which should not be seen as being in opposition with each other. It states that most historic buildings can still be put to good economic use and the avoidable loss of fabric through neglect is a waste of economic and

environmental resources. A realistic and imaginative approach to the alteration and change of use of buildings should reflect the needs of a rapidly changing world. Such guidance also correlates to measures proposed within PPS3 which emphasises the need for good quality housing within sustainable locations, whilst also making the most effective use of existing resources through the use of brownfield land and existing buildings.

Due to the building's prominent position within the Chorlton Green Conservation Area much consideration should be given to the impact that such a scheme would have on the appearance of the area with particular reference to preserving or enhancing the appearance of a conservation area.

Both PPG15 and City Council policy underline that it is the quality and interest of an area rather than that of individual buildings which are the prime considerations in conservation areas. It is thought that the proposed changes would be sympathetic to the proportions and symmetry of the building and would therefore not detract from the character of appearance of the area. It should also be noted that this conservation area does not contain buildings of one particular style and is made up of various styles consisting of a number of terraces, flats and individual houses. This proposal to convert the building into a terrace of four dwellings would be complementary to the terraced character of the houses immediately to north and rear of the proposal site.

In terms of the proposed scheme, it is believed that it is only the external alterations of the building which would have the potential to have any impact upon the character of the conservation area. It is considered that the proposed changes do not negatively affect the building's character. The existing materials will remain the same and the changes to the elevations sympathetic in nature. The west elevation of the building is perhaps the most prominent elevation in conservation terms due to its relationship with Chorlton Green. The changes as detailed later are considered both appropriate and acceptable in order to provide the desired access to two of the residential units and to accentuate the vertical emphasis of the windows. The changes would also lead to the preservation and enhancement of the Conservation Area by updating a building for effective and efficient use without compromising the character of the area.

In light of the above, the scheme is considered compatible with the requirements of Government guidance and Unitary Development Plan policy. The conversion will preserve the character of the Conservation area and create much needed high quality family homes without creating any significant, undue detrimental impact upon the character of the area.

Layout and Scale - The layout of the proposed dwellings is primarily determined by the size of the units to be created and the lines of division formed by the existing roof trusses and off-shoot wings. This creates a natural division that allows for a sympathetic conversion creating a zone for circulation and ancillary space with the primary accommodation adjacent to this running from front to back. The layout also allows for the creation of new front doors to the two central units which respond well to the symmetry and proportion of the existing facade and creates a full height space on entrance to which the original scale and volume of the building can be appreciated.

To complete the natural rhythm of the building involves extending vertically above the existing ground floor off-shoot wing to the north elevation so that circulation space can be provided within the extension to serve the end bay. Vertical openings within the north elevation will be retained and exposed to form a key feature within the building. The end unit falls naturally within the south wing and this unit together with the most northerly unit are accessed via the existing front entrance doors facing Chorlton Green.

In terms of scale, the existing building will be unaltered in terms of height but will be internally altered to create a three-storey building which will use conservation style sky lights in the roof to provide daylight to the third floor. The number of floors is determined by the level of the existing roof trusses and their integration into the design. In order to make the most balanced use of space and to work comfortably with the existing parameters of the building, a three-storey development is considered the most appropriate.

To facilitate access to the northern most unit a modest side and rear extension is proposed in order to provide a staircase and bathroom facilities on each floor, together with a dining area on the ground floor. The extension is evidently subservient to the main building and is set back from the face of the building on the west elevation, including the existing entrance door.

Design – Most of the conversion will comprise alterations to the interior of the building and as stated above, involves following the natural points for subdivision by using the form of the existing roof trusses.

In order to allow for access and increased daylight into the subdivided units, it is necessary to make alterations to the building's external elevations. This will include the addition of doors, windows and skylights but with the intention of disrupting the existing appearance of the building as little as possible, and without causing any undue harm to the character of the existing building. The primary elevation adjacent to Chorlton Green requires alterations to provide access to the two central dwellings and is achieved by vertically extending the existing window opening either side of the central window and by providing timber doors that reflect the existing entrance doors. The principle of extending the windows is repeated in the other three main windows which will have their cills lowered to provide increased daylight. The formation of the enlarged openings will use matching brickwork and reuse the existing stone features. It is considered that such changes are entirely necessary to permit the subdivision for four units and have been kept to a minimum whilst respecting the original proportions and symmetry of the building

In terms of the proposed extension, this is modest in size and will be set back from the main frontage. Through the use of appropriate materials, the extension is clearly expressed as an extension to the existing building through the use of contemporary but appropriate materials in the form of a glass roof and new part brick, part timber, gable wall. This elevation includes a feature of three vertical slit windows that reflect a typical characteristic of the existing gable end.

Other works to the building include the provision of conservation style skylights in the main roof slope to provide daylight to the third floor rooms and modifications to the rear elevation to create new openings at ground floor level and in order to provide access to the rear gardens. These openings are situated

beneath the existing vertical windows and have a vertical emphasis maintained by the timber screens that sit within these openings. In addition, the windows in this elevation will be repositioned which again will match existing brickwork detail and will reuse store features from the existing openings.

Visual Amenity – Some concerns have been raised about the impact that the proposed scheme would have on the character of the building and people's views of the building within the setting of Chorlton Green Conservation Area.

It should be noted however that the building is not listed and whilst the building is a single dwelling, many of the external changes could be under permitted development legislation. Despite this, it is believed that the external changes have been kept to a minimum and have been sensitively designed so not to have a detrimental impact upon the character of the Conservation Area. The rear of the building does not contain many original features and it is considered that the changes made enhance its appearance.

Residential Amenity - It is not considered that the proposed development would have any significant impact upon residential amenity. The building as is currently the case will be used for residential purposes within a predominantly residential area and is therefore an appropriate use of the building. In terms of the modest extension to the northern gable, no windows will be affected in terms of any loss of privacy or overshadowing on either the existing neighbouring property, or the potential occupants of the proposed houses.

In order to protect neighbouring residents from any potential disamenity and to maintain the open character at the rear of the property, a condition has been inserted which will remove permitted development rights for further extensions once the building has been subdivided and in use as individual dwellings.

Car Parking - The rear of the site is already used for parking in connection with the existing use of the property. As part of the current proposal, each dwelling will have a single, defined car parking space accessed off Crossland Road in line with the current access arrangements.

There is concern from some local residents that the proposal would exacerbate parking and congestion in the area. However, although the City Council does not have any parking standards enshrined in local policy, Government Guidance suggests that Local Authorities should not impose standards on developers as the number of car parking spaces should be appropriate to the development and developers should not overly provide for car parking so to encourage travel by alternative means.

The development is located in an extremely sustainable location whereby car ownership should not be encouraged or over provided for and the standard of one car parking space per residential unit is commensurate with most households in the area. As such, it is considered that proposed scheme provides satisfactory arrangements for car parking.

Landscaping/Trees – Each dwelling will have its own private amenity space in the form of a small rear garden with a mixture of planting and hard landscaping. The applicant has indicated that the paving materials will be of a high quality, with shared vehicle surfaces to be made from granite setts. In order to ensure a

high quality landscaping, a suitable planning condition has been inserted which will require the submission of landscaping materials and planting to be approved separately.

No trees of any amenity valued will be affected by the proposed scheme. The mature Horse Chestnut tree situated at the frontage of the property adjacent to Chorlton Green will be retained and protected during the works. Similarly the row of trees along the rear boundary will be unaffected by the proposal and protected during the works.

With regard to boundary treatment, all existing boundary treatment will be remain unchanged but in order to define ownership, a new front boundary is proposed where currently there is no demarcation between the public and private realm. The proposed boundary will include a dwarf brick wall with a balanced arrangement of piers between which are metal railings arranged vertically within framed panels to a total height of 900mm.

Sustainability -, It is considered that the site is well served by local bus services along Barlow Moor Road and Wilbraham Road, which are a short walk from the site. The site is also well catered for in terms of local amenities with shops, local services and primary schools all located nearby. The site lies just south of Beech Road, which contains a number of shops and bars, and Chorlton District Centre, the largest of all Manchester's district centres only a short walk to the north-east. To encourage occupants of the proposed scheme to cycle, provision is to be made for secure cycle parking within each dwelling.

Access – Vehicular access is to be gained as is currently the case off Crossland Road, with pedestrian access to each unit gained from either the site frontage opposite Chorlton Green or off the parking areas to the rear.

In terms of disabled access, the applicant has wherever possible provided for maximum access and scope for future adaptation, but is largely constrained by the limitations imposed by the physical characteristics of the building.

Existing access is gained via the front of the building off Chorlton Green by two front doors at both the north and south ends of the building. Access to the internal floor level from these entrances involves negotiating four steps and is particularly noticeable at the northern end where the door is just off the back of the pavement. In order to maintain the existing floor level and in light of the historic floor level of the building, the distance between the building and the pavement does not allow for a level access to be provided at the front of the building. Moreover, due to the proximity of the steps to the pavement, there is insufficient space or gradient to provide an appropriate ramp.

In order to mitigate against the inability to provide full level access, full level access is provided at the rear of all the dwellings. This access will be adjacent to the car parking spaces which also includes a path alongside to facilitate access to the vehicle. Whilst not ideal, consideration should be given to the fact that the scheme is a conversion rather than a new build with the building constrained by the historic floor level. Moreover, it is highly likely that by having the car parking area at the rear, most occupants would use the rear of the building as a regular entrance and in some cases, the primary point of access.

Within the dwellings the creation of full height voids and the use of staircases in straight flights provides opportunities for the building to be adapted if necessary via the installation of platform lifts or stairlifts to provide disabled access to the upper floors. All dwellings include a ground floor toilet which complies with Design for Access 2 and it is believed, Part M of the Building Regulations.

Refuse Storage – Each dwelling will have a separate refuse storage area within the curtilage of the rear garden. Bins including recycling receptacles are to be placed at a central point on Crossland Rd on the day of collection.

Crime and Disorder – Due to the addition of two new front doors, new windows and a change to the rear access arrangements, a suitable condition has been inserted requiring that new security measures should aim to meet ‘secured by design’ standards.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person’s home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Approve on the basis that the proposal accords with Policies H1.2, H2.2, DC18.1 and CB1 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise. The proposal is for an appropriate residential use and it is not considered that there would be any detrimental impact upon residential amenity or upon the character and appearance of the Conservation Area.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: SCC PD 0001, SCC PD 0002, SCC PD 0003, SCC PD 0004, SCC PD 0005, SCC PD 0006, SCC PD 0009, SCC PD 0010, SCC PD 0011, SCC PD 0012, SCC PD 0013, SCC PD 0014, SCC PD 0015, SCC PD 0016, stamped as received on 5th February 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development together with details of all proposed boundary treatment, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The car parking indicated on the approved plans shall be surfaced and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

5) No development shall commence until a hard and soft landscaping treatment scheme, including details of replacement tree planting has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work". and BS5837 Trees in Relation to Construction 2005.

Reason - In order to protect any trees affected and to protect the visual amenity of the area, pursuant to Policies DC18.1 and H2.2 of the Unitary Development Plan for the City of Manchester.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

9) The residential units shall not be occupied until the scheme for the storage (including segregated waste recycling) and disposal of refuse has been implemented in accordance with the submitted and approved details. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of visual amenity and public health, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or porches shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity and the visual character of the Conservation Area, pursuant to Policies H2.2 and DC18.1 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 088945/FO/2009/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Environmental Health
Director Of Housing
Environment & Operations (Trees)
Chorlton Civic Society
3 Finney Drive, Manchester, M21 9DR
5 Finney Drive, Manchester, M21 9DR
7 Finney Drive, Manchester, M21 9DR
2 Crossland Road, Manchester, M21 9DG
2a, Crossland Road, Manchester, M21 9DG
2b, Crossland Road, Manchester, M21 9DG
2c, Crossland Road, Manchester, M21 9DG
2d, Crossland Road, Manchester, M21 9DG
2e, Crossland Road, Manchester, M21 9DG
2f, Crossland Road, Manchester, M21 9DG
2g, Crossland Road, Manchester, M21 9DG
2h, Crossland Road, Manchester, M21 9DG
29 Chorlton Green, Manchester, M21 9FQ
17 Stanley Grove, Manchester, M21 9DT

27 Chorlton Green, Manchester, M21 9FQ
19 Stanley Grove, Manchester, M21 9DT
25 Chorlton Green, Manchester, M21 9FQ
23 Chorlton Green, Manchester, M21 9FQ
21 Chorlton Green, Manchester, M21 9FQ
19 Chorlton Green, Manchester, M21 9FQ
Trevor Arms, 135 Beech Road, Manchester, M21 9EQ
Miami Pizza, 137 Beech Road, Manchester, M21 9EQ
Flat, 137 Beech Road, Manchester, M21 9EQ
Tampopo, 139a, Beech Road, Manchester, M21 9EQ
Chorlton Curry House, 139 Beech Road, Manchester, M21 9EQ
Flat 2, 141 Beech Road, Manchester, M21 9EG
Mortgage & Investment Advice Centre Ltd, 141 Beech Road, Manchester, M21 9EQ
Flat 1, 141 Beech Road, Manchester, M21 9EG
15 Chorlton Green, Manchester, M21 9HS
Horse & Jockey, 9 Chorlton Green, Manchester, M21 9HS
47 St. Clements Road, Manchester, M21 9HT
45 St. Clements Road, Manchester, M21 9HT
43 St. Clements Road, Manchester, M21 9HT
1 Chorlton Green, Manchester, M21 9HS
3 Chorlton Green, Manchester, M21 9HS
5 Chorlton Green, Manchester, M21 9HS
8c, Chorlton Green, Manchester, M21 9HS
8b, Chorlton Green, Manchester, M21 9HS
33 Chorlton Green, Manchester, M21 9FQ
31 Chorlton Green, Manchester, M21 9FQ
1 Crossland Road, Manchester, M21 9GU
1 Stanley Grove, Manchester, M21 9DT
3 Stanley Grove, Manchester, M21 9DT
5 Stanley Grove, Manchester, M21 9DT
7 Stanley Grove, Manchester, M21 9DT
9 Stanley Grove, Manchester, M21 9DT
11 Stanley Grove, Manchester, M21 9DT
13 Stanley Grove, Manchester, M21 9DT
15 Stanley Grove, Manchester, M21 9DT
7 Dovecote Mews, Manchester, M21 9HN
5 Dovecote Mews, Manchester, M21 9HN
3 Dovecote Mews, Manchester, M21 9HN
1 Dovecote Mews, Manchester, M21 9HN
2 Finney Drive, Manchester, M21 9DS
4 Finney Drive, Manchester, M21 9DS
6 Finney Drive, Manchester, M21 9DS
1 Finney Drive, Manchester, M21 9DR
8a, Chorlton Green, Manchester, M21 9HS
8 Chorlton Green, Manchester, M21 9HS
6b, Chorlton Green, Manchester, M21 9HS
6a, Chorlton Green, Manchester, M21 9HS
6 Chorlton Green, Manchester, M21 9HS
3 Albemarle Road, Manchester, M21 9HX
1 Albemarle Road, Manchester, M21 9HX
4 Chorlton Green, Manchester, M21 9HS
2 Chorlton Green, Manchester, M21 9HS

10 Chorlton Green, Manchester, M21 9HS
17 Chorlton Green, Manchester, M21 9HS
Old School House, Chorlton Green, Manchester, M21 9FQ

Representations were received from the following third parties:

Environmental Health
Environment & Operations (Trees)
19 Stanley Grove, Manchester, M21 9DT
Linda Norris, 1 Stanley Grove, Chorlton
Andrew Mullett, 27 Chorlton Green, Chorlton. M21 9FQ
Mr C Wright, 8b Chorlton Green, Manchester

Relevant Contact Officer : Steven McCoombe
Telephone number : 0161 234 4607
Email : s.mccoombe@manchester.gov.uk

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