

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
089304/FO/2009/S2	21st Apr 2009	25 <sup>th</sup> June 2009	Didsbury West Ward

**Proposal** Change of use from vacant shop premises (Class A1) to hot food take away (Class A5), Monday to Friday 9.00am to Midnight, Saturday 9.00am to 12.30 and Sunday 9.00am to 11.30pm

**Location** Didsbury House, 752 Wilmslow Road, Didsbury, Manchester, M20 2DW,

**Applicant** Mr P Higginbottom , Egerton Investments Ltd, 4 Beacon Court , Great Gate, Cliff Road, Salcombe, Devon, TQ8 8LA

**Agent** Mr Ian Smart, Ips Architects, The Studio, Outhgill , Kirkby Stephen, Cumbria, CA17 4JU

### **Description**

The application site is a ground floor retail premises which was previously Hampson's the Bakery. The unit is located within the heart of Didsbury Village on Wilmslow Road, directly opposite Old Oak Street. The adjacent property to the south of the application site is 'The Deli' and the adjacent premises to the north is 'Greenhalgh's Bakery'. There are offices occupying the two floor above the premises and there is a car park associated with these offices to the rear of the building. Behind the car park is Davenfield Grove, a cul-de-sac of terrace dwellings.

Planning permission was granted for a change of uses of the application site, and 754 Wilmslow Road, for a part retrospective change of use from A1 (Shop) to A3 (Restaurant/Cafe), installation of new shop front, new canopy, external seating area to front constructed from decking and timber, new flue to rear elevation including two condensers and elevational alterations to rear, on the 28<sup>th</sup> November 2008 under planning permission 08778/FO/2008/S2.

The retrospective element of this application is associated with 754 Wilmslow Road. The change of use of 752 has yet to be implemented.

This application seeks planning permission for a change of use of the A1 retail unit to hot food takeaway. The site is located within Didsbury District Centre. The opening hours proposed are weekdays 09:00 to midnight, Saturdays 09:00 to 00:30 and Sundays 09:00 to 11:30pm.

### **Consultations**

Local Residents/Businesses – Two letters of objection have been received. The comments can be summarised as follows:

1. The proposal will contribute to late night noise and disturbance;
2. The late opening hours, as well as 9am starts seven days a week, would be unacceptable.

A petition has been received containing 6 signatures from Residents of Davenfield Grove objecting on the grounds that the proposal will cause noise

and disturbance in the evening and late at night. Refuse lorries and cooking smells would also be an issue.

A petition has been received with 15 signatures on it which states that they object to the reasons outlined with the Didsbury Lane Residents Association objection.

Didsbury Civic Society- Strongly opposes this application. The economic reasons that the developer gives for this proposal are not sufficient reason to allow more retail and in particular, takeaways, in Didsbury neighbourhood centre. This proposal tips the balance further in favour of non-retail uses and is thereby contrary to both policy DC13.1 of the UDP and also Planning Policy Statement 6 which holds that retail uses should predominate in town centre locations.

Didsbury Lane Residents Association – Object to the application on the following grounds:

1. Unclear whether the applicant is for A4 or A5 planning consent;
2. Insufficient supporting information has been provided for each of the uses;
3. Inaccurate evidence has been put forward in terms of how long the unit has been vacant for;
4. There is no local need for a further A4 or A5 unit. There is already an over concentration of such uses within the area where the premises are located;
5. The proposal will have negative impact on the retail character, vitality and viability of Didsbury District Centre;
6. The proposal will also be detrimental to the amenities of the nearby residential accommodation due to noise, disturbance, smells and general activity associated with the proposed use;
7. Exacerbate existing problems and amenity issues relating to parking and traffic in the local vicinity;
8. To allow this proposal would be inconsistent with the decision to refuse A5 consent for 98 Barlow Moor Road.

In light of the above the proposal is contrary to the UDP for the City of Manchester.

Whitechapel Street Residents Association - Object to the application on the following grounds:

1. Unclear whether the applicant is for A4 or A5 planning consent;
2. Insufficient supporting information has been provided for each of the uses;
3. Inaccurate evidence has been put forward in terms of how long the unit has been vacant for;
4. There is no local need for a further A4 or A5 unit. There is already an over concentration of such uses within the area where the premises are located;
5. The proposal will have negative impact on the retail character, vitality and viability of Didsbury District Centre;

6. The proposal will also be detrimental to the amenities of the nearby residential accommodation due to noise, disturbance, smells and general activity associated with the proposed use;
7. Exacerbate existing problems and amenity issues relating to parking and traffic in the local vicinity;
8. To allow this proposal would be inconsistent with the decision to refuse A5 consent for 98 Barlow Moor Road.

In light of the above the proposal is contrary to the UDP for the City of Manchester.

Design for Security (formerly GMP Architectural Liaison) – I have no comment to make.

Crime Prevention Officer – No comments at the time of writing this report. Any comments will be reported to the Committee for consideration.

Head of Highway Services – No comments at the time of writing this report. Any comments will be reported to the Committee for consideration.

Head of Environmental Health – The information submitted in respect of the proposed flue system does not state if a filter system will be in use. In addition, further details need to be submitted in terms of the exact location where the flue terminates at the eaves and either the flue will be capped with a rain resistant terminal. Confirmation is required on these point to ascertain whether the control of fumes, vapours and odours is adequate.

In terms of waste management, the submitted information does not state the number of bins to be provided, particularly for waste segregation.

I would also recommend that the building and any externally mounted equipment is noise insulated and that the times of deliveries are controlled. The opening hours suggested by the applicant are satisfactory.

### The Development Plan

#### *North West of England Plan Regional Spatial Strategy (RSS) to 2021*

Policy DP1 outlines the key principles which underpin the RSS these include the need to promote sustainable communities and promote sustainable economic development.

Policy W5 states that strategies should promote retail investment where it assists in the regeneration and economic growth of the North West's town and city centres. In considering proposals and schemes any investment made should be consistent with the scale and function of the centre, should not undermine the vitality and viability of any other centre or result in the creation of unsustainable shopping patterns.

#### *Unitary Development Plan (UDP) for the City of Manchester (Adopted 1995) –*

The application site is allocated within the Unitary Development Plan for the City of Manchester (Adopted 1995) as being within the Didsbury District Centre.

The policies which are relevant within the UDP are as follows, H2.1, H2.2, S2.1, E3.5 and DB1 within part one and DC10.1, DC10.2, DC10.4, DC26.1 and DC26.3 within part two.

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive.

In giving effect to this, policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. Matters which the Council will consider when determining such applications are the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Furthermore, measures will be promoted which will lead to a safer environment for all people living in and using the City (Policy E3.5).

Policy S2.1 states that the Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that all parts of the City are well provided for. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

Policy DB1 states that in deciding attitudes to proposal in Didsbury, the Council will have regard to the general policies in part 1 of the Plan in order to:

- Protect and nurture the role of Didsbury Village as a local shopping area.

In terms of specific policy which relegate specifically to food and drink uses, Policy DC10.1 (Food & Drink Uses) determines that planning applications for development involving the sale of hot food to be consumed off the premises the Council will have regard to, particularly in this instance:

- The general location of the proposed development;
- The effect on the amenity of neighbouring residents;
- The availability of safe and convenient arrangement for car parking and servicing;
- Ease of access for all; and
- The storage and collection of refuse and litter.

Policy DC10.2 states further that the Council will normally accept the principle of development of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3 states that such developments will not be permitted where it is outside of the above locations if there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4 states that where the Council considers food and drink premises to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. Such conditions include limitations in terms of the

hours of opening and the need to deal adequately with the storage of refuse and collection of litter.

Policy DC26.1 (Development & Noise) states that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider the effect of new development proposals which are likely to be generators of noise.

Policy DC26.3 states that development likely to result in unacceptably high levels of noise will not be permitted in residential, near schools, hospitals, nursing homes and similar institutions and near open land used frequently for recreational purposes.

Other Relevant Policies and Guidance-In considering development proposals, reference is not only made to the UDP, but also other guidance, policies and supplementary planning guidance.

*The Guide to Development in Manchester SPD (2007)-*

This document provides detailed guidance on the making Manchester a City in which people choose to live, learn, work and relax.

As part of contributing to those objectives, District Centres are an importance feature of neighbourhoods and contribute to the image and sense of place of an area (Paragraph 11.24).

Paragraph 11.25 states that whether they play a district or local function, centres should accommodate a range of facilities and services, not simply shops and hot food premises.

Paragraph 11.27 states that “development proposals will need to help enhance the character and quality of the centres by well designed shop fronts, signage and security, by providing up-to-date refuse and waste minimisation facilities, and by contributing to the upgrading of the public realm”

Furthermore, the provision of on-site car parking will not be an automatic requirement.

*Planning Policy Statement six*

The Government’s key objective for town centres is to promote their vitality and viability by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

## **Issues**

Principle – The application site is a vacant shop unit located in the heart of the Didsbury District Centre along Wilmslow Road, opposite Old Oak Street.

The proposal seeks to change the use of this premise into a hot food takeaway (Use Class A5). Policy DC10.2 states that the principle of developments of this kind will normally be accepted in shopping centres.

As such, it is considered that this use is acceptable, in the principle, at the application site. However, consideration is required to be given to the criteria outlined within policy DC10.1, and any other issues, in order to determine that there are no unacceptable impacts or harm as a consequence of the proposal. The following issues have therefore been considered as part of the assessment of this planning application:

1. Impact on the existing centre;
2. Effect on the amenity of neighbouring residents;
3. Environmental Health considerations;
4. Visual amenity implications;
5. Highway/traffic implications; and
6. Crime and Safety.

Each point will be addressed in turn within the body of this report.

#### Impact on the existing centre

The shop unit is currently vacant and is 'To Let' as an A1 retail unit. Objections from Didsbury Civic Society and the local residents association centre on the perceived over provision of takeaways within the district centre at the expense of A1 retail shops.

Firstly, it should be noted that district centres are stated to be the ideal location for food uses of this nature, as outlined within policy DC10.2 of the UDP, unless there are other sufficient reasons to justify otherwise. In addition, the UDP does not contain any policies which sets a limit on the number of non-retail uses within District Centres.

As such, consideration must be given to the proposals impact on vitality and viability of the Didsbury District centre.

In terms of viability, the applicants agent has supplied details on the length of time the premises has been marketed for. It appears that the unit became vacant in June 2008 following the cease of trading by Hampson's the bakers. The adjacent deli had agreed to take the lease and gained planning permission to operate an A3 premises from the building. However, they decided not to proceed with the lease and the premises returned to the market in December 2008. Whilst it is acknowledged that five months is not a long time to determine the viability of an A1 unit, in light of the acceptability of A5 uses in centres, this matter is not considered relevant. Furthermore, the centre, in general, has a very low void rate with only 5 units (3.9%) within the centre being vacant. Indicating the health of the centre.

In consideration of the vitality of the centre, it was noted that currently 13% of the premises are occupied by restaurants/cafes (A3 uses) and 7.8% of the premises are occupied by drinking establishments (A4 type uses). Hot food takeaways (A5) only account for only 3% of the units with the centre. There are

however, restaurants that offer an ancillary take away element, these coupled with the number of takeaways account for just 6% of the premises within the district centre.

The above indicates that Didsbury village is a very healthy centre, in viability and vitality terms. With a good mix of independent retailers who sit and trade well amongst larger chains, it is considered that there is choice and a good mix of facilities and services.

A total of 24% of the district centre is occupied by food and drink uses (A3, A4 and A5 uses). In the absence of a policy which quantifies any acceptable number of these uses within a centre (which is considered to be a difficult exercise in itself), and that fact that three quarters of the centre is retail (A1 and A2), with few voids, it is considered that Didsbury Village has reasonable balance between retail and non-retail uses.

The above evidence clearly indicates that there is not an over concentration of hot food takeaways in the centre and a further addition will not tip the balance. The retail character will not be comprised nor will the vitality and viability of the centre be harmed. The proposal therefore complies with policies S2.1 and DB1, which seeks to protect the role of centres, and the Guide to Development in Manchester.

As such, the application must be assessed to determine whether there are any negative impacts on surrounding residential or car parking implications as specified by DC10.1.

#### Effect on the amenity of nearby by residents

There are residential properties within close proximity to the application site. Policy DC10.1 (b) requires that consideration is given to the affect of proposal on their amenity.

Old Oak Street is situated across the road from the application site. However, it is considered that the proposals effect on these properties will be limited. They are clearly separated by Wilmslow Road and the retail units on the east side of the road. The dwelling houses on Davenfield Grove and Whitechapel Street, however, could be the most affected by the use.

The petitions and the objections received from these properties suggest that the proposal will general noise, disturbance, smells and general activity.

The main source of noise and disturbance from the premises will come from the front of the building. This will be the main entry point for patrons and staff. As such, the noise will be primarily confined to this area.

The opening hours for the use are also not considered to be excessive and are consistent with, and in some cases, less than those permitted for other A5 uses within the District Centre.

However, it is noted that there is the potential for movement and activity associated with staff, removal of rubbish and the cooking processes at the rear. Having said that the gap between the rear of the application site and the yard of

the nearest residential property on Davenfield Grove is 22 metres. This is not considered to be a narrow strip which would prevent developments of this kind being permitted as stated in DC10.3. Furthermore, the land at the rear of the application site is a car park associated with the office use in the upper floors of Didsbury House. As such, there is already some degree of disturbance in daytime hours.

In order to minimise the level of noise and disturbance at the rear and in line with the guidelines within policy DC10.4, where the principle of uses of this kind are acceptable, conditions should be used to protect amenity. In line with the recommendations of the Head of Environmental Health, the building and any externally mounted equipment should be noise insulated and hours of opening and deliveries should be restricted. Further to this, it is also recommended that the rear doors and windows remain shut after 7pm.

The decision to refuse the A5 planning application at 98 Barlow Moor Road (which was recently dismissed at appeal) was on the grounds of residential amenity and unacceptable highway implications. This application was not located within a defined district centre and had an unusually close relationship to residential properties.

#### Environmental Health Considerations

The Head of Environmental Health has assessed the application, specifically the information submitted in respect of the flue and waste management at the site.

Further details have been submitted in this respect of the flue which are acceptable to the City Council which demonstrates that odours and fumes can be adequately controlled so not impact on surrounding residential amenity. The remaining matters are recommended to be conditioned accordingly.

#### Visual amenity implications

This application contains no changes to the appearance of the shop front and any advertisements will be subject to separate permissions.

In respect of roller shutters, it is considered that a condition should be imposed which seeks to control the opening of the roller shutters, particularly during the day when closed takeaways can have the most visual impact.

The major changes will be at the rear of the property with the installation of a flue. The flue will extend from above one of the ground floor doors 7.2 metres and terminates just above the eaves of the property. The operational efficiency of the flue is subject to condition, however, it is not considered that the flue will cause any visual harm at the rear.

The rear of the property already contains a large number of the air conditioning units etc and whilst the flue may add to that clutter, this type of infrastructure is unfortunately necessary for the operational efficiency of units within a vibrant District Centre. The properties along Davenfield Grove will have a view over this area but the generous separation distance will assist in the structure not being overbearing.

Highway/traffic implications

Policy DC10.1 (C) states that there must be safe and convenient parking and servicing arrangements. There is no dedicated parking associated with this facility. However, it is considered that a large amount of the patrons will visit the premises on foot from the surrounding residential areas or the drinking establishments.

There is also a lay-by in front of the premises for those that visit in a car. Given that this will be only for a few minute, whilst an order is picked up, it is not considered that this proposal will exacerbate parking problems in Didsbury, particularly in the evening when demand will less.

Crime and Safety – There has been no comments or observation from Design for Security. It is not considered that the premises will generate any problems. However, should the premises gain licensing approval then part of the provisions of the approval will be that the premise is managed properly. Any problems and the licence will be revoked.

Other issues

Objectors have raised queries about it being unclear what the applicant is applying for. The applicant had originally completed the forms stating the proposal was for A4 and A5 planning consent. Clarification was sought and the applicant stated the application was simply for A5 consent.

Conclusion

The application falls within the Didsbury District Centre as defined within the Proposals Maps contained within the UDP for the City of Manchester. As such, the principle of such uses are acceptable and it is not considered that there is an over concentration of such uses within the centre. The premises will operate sensible opening hours and appropriate conditions will control the noise and disturbance, smells and odours and refuse arrangements at the application site. There are also adequate and safe arrangements for car parking.

**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 subject to conditions**

**Reasons for recommendation**

The application falls within the Didsbury District Centre as defined within the Proposals Maps contained within the UDP for the City of Manchester. As such, the principle of such uses are acceptable and it is not considered that there is an over concentration of such uses within the centre. The premises will operate sensible opening hours and appropriate conditions will control the noise and disturbance, smells and odours and refuse arrangements at the application site. There are also adequate and safe arrangements for car parking.

The proposal accords with the Council's UDP in particular policies H2.1, H2.2, E3.5, DC101, DC10.2, DC10.4, DC26.1 and DC26.3, North West of England Plan Regional Spatial Strategy policy DP1 and policy W5, The Guide to Development in Manchester SPD, PPS1 and PPS6 and there are no material considerations of sufficient weight to indicate otherwise.

**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:

Drawing: 821 01 stamped as received by the City Council, as Local Planning Authority, on the 21<sup>st</sup> April 2009

Supporting Information stamped as received by the City Council, as Local Planning Authority, on the 17<sup>th</sup> March 2009.

Email from IPS Architects received on the 10<sup>th</sup> June 2006, by the City Council, as Local Planning Authority.

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) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday 09:00 to 00:00 (Midnight)

Saturday 09:00 to 00:30

Sunday and Bank Holidays 11:30 to 23:30

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

4) Deliveries, servicing and collections, including waste collection, shall not take place outside of the following hours:

Monday to Saturday: 07:30 to 20:00

Sunday and Bank Holidays: no deliveries/waste collections on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

5) The flue hereby approved shall be carried out in accordance with drawing 821 01, stamped as received by the City Council, as Local Planning Authority, on the 21<sup>st</sup> April 2009 and the email from IPS Architects received on the 10<sup>th</sup> June 2006, by the City Council, unless otherwise agreed in writing with the City Council, as Local Planning Authority. The flue shall be installed prior to the first use of the premises hereby approved and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2, DC10 and DC26 of the Unitary Development Plan for the City of Manchester.

6) Before the use hereby approved commences, the building together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

7) Before the use hereby approved commences a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning

authority. 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 interest of residential amenity and public health, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

8) All windows and doors, at the rear of the premises, are to remain closed after 7pm, this includes the removal of refuse at the rear, unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason

To protect the current levels of residential amenity enjoyed by local residents, particularly those on Davenfield Grove, pursuant to policies H2.2, DC10.1, DC10.2, DC26.1 and DC26.3 in the Unitary Development Plan for the City of Manchester (Adopted 1995).

9) Prior to the commencement of the use hereby approved, details of any roller shutters to be fitted externally to the shop front shall be submitted to and approved in writing by the City Council. The approved scheme shall then be implemented before the use hereby approved commence and remain in situ for as long as the development remains in use

Any security shutters approved (or existing) shall remain open during daytime hours (between 09:00 to 17:00 Monday to Sunday), unless otherwise agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the visual appearance of the shop front is acceptable, pursuant to policy S2.5 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

### **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: 089304/FO/2009/S2 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:**

Greater Manchester Police

Didsbury Civic Society

Whitechapel Street Residents Association

Steve Hobson, Crime Reduction Officer

Barrards Hairdressing, 723 Wilmslow Road, Manchester, M20 6WF

Albion Green Independent Estate Agent, 721 Wilmslow Road, Manchester, M20 6WF

717a, Wilmslow Road, Manchester, M20 6WF

J C Guy, 717 Wilmslow Road, Manchester, M20 6WF

Elaina, 719 Wilmslow Road, Manchester, M20 6WF

719a, Wilmslow Road, Manchester, M20 6WF  
Self Video, 715 Wilmslow Road, Manchester, M20 6WF  
715a, Wilmslow Road, Manchester, M20 6WF  
Richard Saleh & Co, Didsbury House 748-754, Wilmslow Road, Manchester, M20 2DW  
Image Intertrade, Didsbury House 748-754, Wilmslow Road, Manchester, M20 2DW  
Delta Legal, Didsbury House 748-754, Wilmslow Road, Manchester, M20 2DW  
Fisk Priest & Swan Ltd, Didsbury House 748-754, Wilmslow Road, Manchester, M20 2DW  
J P & Brimelow, 748a, Wilmslow Road, Manchester, M20 2DW  
746 Wilmslow Road, Manchester, M20 2DW  
Greater Manchester Police, Didsbury Police Station 738-744, Wilmslow Road, Manchester, M20 2DW  
Boots The Chemists Ltd, 736-740, Wilmslow Road, Manchester, M20 2DW  
20 Davenfield Grove, Manchester, M20 6UA  
22 Davenfield Grove, Manchester, M20 6UA  
24 Davenfield Grove, Manchester, M20 6UA  
26 Davenfield Grove, Manchester, M20 6UA  
2 Davenfield Grove, Didsbury, Manchester, M20 6UA  
4 Davenfield Grove, Manchester, M20 6UA  
6 Davenfield Grove, Manchester, M20 6UA  
8 Davenfield Grove, Manchester, M20 6UA  
10 Davenfield Grove, Manchester, M20 6UA  
12 Davenfield Grove, Manchester, M20 6UA  
14 Davenfield Grove, Manchester, M20 6UA  
16 Davenfield Grove, Manchester, M20 6UA  
18 Davenfield Grove, Manchester, M20 6UA  
Greggs Of Manchester Ltd, 733 Wilmslow Road, Manchester, M20 6WF  
733a, Wilmslow Road, Manchester, M20 6WF  
Pirus, 735 Wilmslow Road, Manchester, M20 6WF  
Bridgfords, 731 Wilmslow Road, Manchester, M20 6WF  
Royal Oak Hotel, 729 Wilmslow Road, Manchester, M20 6WF  
Carphone Warehouse, 737 Wilmslow Road, Manchester, M20 6WF  
1 Elm Grove, Manchester, M20 6PQ  
A & M Rhead, 725 Wilmslow Road, Manchester, M20 6WF  
United Norwest Co-operatives Ltd, 727 Wilmslow Road, Manchester, M20 6WF  
758c, Wilmslow Road, Manchester, M20 2DW  
758b, Wilmslow Road, Manchester, M20 2DW  
758a, Wilmslow Road, Manchester, M20 2DW  
H S B C Bank Plc, 760 Wilmslow Road, Manchester, M20 2DP  
2 Whitechapel Street, Manchester, M20 6UB  
2a, Whitechapel Street, Manchester, M20 6UB  
2b, Whitechapel Street, Manchester, M20 6UB  
10 Whitechapel Street, Manchester, M20 6UB  
12 Whitechapel Street, Manchester, M20 6UB  
14 Whitechapel Street, Manchester, M20 6UB  
16 Whitechapel Street, Manchester, M20 6UB  
18 Whitechapel Street, Manchester, M20 6UB  
Est Est Est, 756-758, Wilmslow Road, Manchester, M20 2DW  
Whitechapel Street Residents Association, 21 Whitechapel Street, Didsbury, Manchester, M20 6UB

**Representations were received from the following third parties:**

Ms Nicola Argles 717a Wilmslow Road Manchester M20 6WF  
Didsbury Civic Society c/o Mr Steve Parle 2 Willow Bank Court 570 Parrs Wood  
Road Didsbury Manchester M20 5QT  
Whitechapel Street Residents Association c/o Mr P.A.Jerred 21 Whitechapel  
Street Didsbury Manchester M20 6UB  
Didsbury Lane Residents Association c/o Mr Anton Xavier 32 Lidgate Grove  
Didsbury Manchester M20 6TS  
Mr Alan Ainsworth 2 Davenfield Grove Didsbury Manchester M20 6UA  
Design for Security Chester House Boyer Street Manchester M16 0RE

**Relevant Contact Officer :** Jennifer Atkinson  
**Telephone number :** 0161 234 4517  
**Email :** j.atkinson@manchester.gov.uk