

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
090199/LO/2009/N1	5th Aug 2009	22nd Oct 2009	Miles Platting And Newton Heath Ward

**Proposal** LISTED BUILDING CONSENT for alterations to interior in conjunction with change of use to banqueting facilities and associated works

**Location** Corpus Christi Basilica, 39 Varley Street, Miles Platting, Manchester, M40 8EE,

**Applicant** Eastern Palace, 39 Varley Street, Miles Platting, Manchester, M40 8EE,

**Agent** David Ormesher, Holborow & Ormesher, Station House, Adams Hill, Knutsford, Cheshire, WA16 6DN,

### **Description**

This application relates to a Grade II listed building, known as Corpus Christi Basilica at 39 Varley Street. Miles Platting. It was constructed in 1906 and occupied by the order of English Norbertines up until 2007 when the building was closed. It remained in the ownership of the order until purchased by the present owner in 2008. In the intervening period, the building suffered from fire damage, vandalism and theft.

Corpus Christi Basilica is an ornate grand red brick Italian Romanesque style building. It fronts onto Varley Street, with Sawley Road running alongside the south-eastern elevation. The priory and the hall, which are not listed, abut the Basilica to the north. Adjacent to the site (north) on Varley Street are the Age Concern premises. To the east, along Sawley Road, is the Carriocca business park and further along to the east are residential properties in the form of Kilsby Walk, Bednall Avenue leading onto Silvine Walk and Edinburgh Square. The area to the west comprises of a residential care home and the vacant Apollo public house. To the northwest stands Nelson Court, a 13 storey residential tower block.

The Basilica's main frontage is onto Varley Street, with a small walled garden to this frontage. There is a large yard area to the rear of the Basilica, which is accessed from Sawley Road, with this perimeter being secured by chain link fencing and metal railings of approximately 2 metres in height. There are 2 metal gates within this fencing to the Sawley Road elevation. There is a passageway that runs alongside the rear yard that separates the Basilica from the L-Shaped configuration of residential properties, namely Kilsby Walk and Bednal Avenue.

The applicants are seeking listed building consent, partially retrospective, to:-

- a. Externally

- i. Exterior painting of rainwater pipes and associated goods
  - ii. Like for like replacement of roof flashings.
  - iii. Flashing to guttering using Ubiflex renovation flashings
  - iv. Exterior rear yard enclosure to match existing brickwork and bonding.
  - v. Roof repairs using green Westmoreland slate.
  - vi. Repair of metal framed windows on a like for like basis.
  - vii. All windows will have external Perspex security panels installed.
  - viii. Re roof the single storey annexe using green Westmoreland Slate
  - ix. New light fittings to main Basilica Hall.
  - x. Repair plaster work
  - xi. Repair stained glass to windows
- b. Internally
- i. "Like for like" replacement / repair of all windows, including stained glass windows
  - ii. New internal lobby doors to replace missing originals to the south elevation (Sawley Road) new doors to be custom made exact copies of originals.
  - iii. Selective replacement of timbers where necessary to address dry / wet rot
  - iv. No alterations other than the re-hanging of the doors to HSE standards are to be undertaken, all other major openings will remain unchanged.

Alterations to the building include:

- a. Internally
- i. A 2 bedroom caretakers flat to be created to the first floor of the linked administration building this element is not however listed.
  - ii. New fully accessible WC arrangements to linked administration building (again building not forming part of listing).

The setting of the listed building is affected by the formation of the rear car parking areas and landscaping.

The City Council as local planning authority has in its possession 2 reports that are made reference to in this planning application, but were commissioned by Father Allen formerly of the Basilica and produced by Lloyd Evans Prichard. The first is the Quinquennial Inspection report, which was carried out in October 2006, and the second is the closure report. These reports give the background into how and why the building was vacated and became the subject of this planning application. The summary of these reports which are comprehensive structural reports into the physical condition of the building itself and the fixtures and fittings, is that the building had been a cause for concern for some time, and a number of professional surveys had concluded that work was needed to the masonry, roofs and rainwater goods to arrest the evident deterioration to the fabric of the building. It was at this point that the Norbertine Order decided that it was not viable to continue at Corpus Christi trying to maintain buildings that were rapidly becoming a dangerous liability.

The closure report also contains a gazetteer of artefacts. It also lists the future location of these artefacts, with most of these being relocated to St Chad's in Cheetham Hill.

The accompanying planning application ( elsewhere on the agenda ref 090205/FO/2009/N1) involves the change of use of the building to a large function facility, including the restoration of the building in its setting by reorganising the access and car parking within the site, and the introduction of a comprehensive landscaping scheme to complement the setting of the Basilica. The applicant's propose to undertake the following uses within the building:

Ground Floor:

Main Hall- (accessed from main entrance) function room  
Side rooms - Food preparation and waste collection.  
Linked administration building- WC facilities, offices and prayer room.

First Floor:

Linked administration building- security officers 2 bedroom flat and crèche facilities.

### **Consultations**

Local residents and businesses - there have been 9 objections received, the main points of concern being as follows:

- a) The proposal will increase noise and disturbance, with additional parking and there is already a banqueting hall within the area.
- b) It would result in increased traffic. The application is not sympathetic to a Grade II listed building.
- c) The applicants carried out works without permission. The proposal will result in noise, vermin, burglaries and a loss of privacy.
- d) The application does not implement the works recommended in the 2 Lloyd Evans Prichard reports
- e) Artefacts have been removed from the Basilica without consent. This building should be available to all the citizens of Manchester. Manchester City Council should look after this building as it does its own listed buildings.
- f) With up to 300 people using the facility at least 100 parking spaces would be required.
- g) Wheelchair access is limited via a side door, which is also used in emergency.

**Member of Parliament-** Tony Lloyd MP - The new owners must ensure that neighbours continue to have reasonable and peaceful enjoyment of their homes, particularly late at night. Any modifications to the church building should be consistent with its listed building status.

**Ward Members** - Councillor Damien O'Connor has objected to the proposal on the grounds of increased traffic flow and insufficient parking spaces.

**Highway Services** - No objections to the proposal.

**Head of Environmental Health** - No objection to the proposal.

**Environment & Operations** (Green Space Team) - No objection to the removal of the trees proposed. All work in the vicinity of trees should observe British Standard 5837 'Trees in relation to construction'.

**New East Manchester** - No objection to the proposed use, however, more detail is required to understand the future window treatments to the car park elevation and the access egress arrangements. (This was reported to the agent and further information has now been submitted). The proposals are supported, as it will assist in bringing an historic asset back into use.

**Manchester Conservation Areas and Historic Building Panel** - The Panel was supportive of the proposal and the re-use of the listed building. The panel considered that the use of the historic volume as a function room would be a suitable use for the building as it would not result in the space being sub-divided. However, they wanted to ensure that the works such as the re-hanging of the doors were executed in the correct manner. A condition requiring the submission and approval of full technical specifications of the works to be carried out would be attached to any consent granted.

### **Issues**

**Unitary Development Plan (UDP)** - There are no site specific policies in the UDP for this site. However, the site sits within the Miles Platting PFI, and whilst there are no plans for the Basilica under this initiative, consideration has to be given to the possible impact upon the future redevelopment within the area. The area to the north, south and south west of the site have consent at outline stage for new build residential developments

Whilst there is no specific allocation for the site in the UDP, when dealing with applications of this nature consideration is given to policies E2.7 and E2.8 in Part 1 of the UDP and Development Control Policy DC19 in Part 2 of the UDP.

Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary, restored.

Policy E2.8 states that the Council will ensure that development does not adversely affect scheduled monuments and sites of archaeological interest or their setting.

Policy DC19 states that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting Their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is

satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

**Guide to Development in Manchester 2:** Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the ongoing shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Paragraph 2.54 of the Guide encourages the retention of buildings to accommodate new uses, particularly where they contribute to the character and appearance of an area and reinforce its sense of place.

**The Regional Spatial Strategy (RSS)** for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. Relevant policies include:

**Policy DP 1, Spatial Principles** - The following principles underpin RSS:

- " promote sustainable communities;
- " promote sustainable economic development;
- " make the best use of existing resources and infrastructure;
- " manage travel demand, reduce the need to travel, and increase accessibility;
- " marry opportunity and need;
- " promote environmental quality;
- " mainstreaming rural issues;
- " reduce emissions and adapt to climate change.

**Policy EM1c, Historic Environment** - Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration.

**Planning Policy Statement 1: Delivering Sustainable Development (PPS1)** - Encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. In addition to this PPS1 clearly outlines the importance of creating sustainable communities.

**Planning Policy Guidance Note 15 (PPG15 "Planning and the Historic Environment")** - PPG15 provides comprehensive advice on controls for the protection of historic buildings and conservation areas. Paragraph 3.5 states that the issues relevant to the determination of all listed building consent applications will be:

- " the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;
- " the particular physical features of the building which justify its inclusion in the list;
- " the building's setting and its contribution to the local scene, e.g. it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby; and
- " the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

The guidance states further in paragraph 2.18 that new uses may often be the key to a building's or area's preservation, and controls over land use, density, plot ratio, day-lighting and other planning matters should be exercised sympathetically where this would enable a historic building to gain a sustainable use.

In addition, paragraph 3.3 states that local planning authorities should 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. This reflects the great importance of protecting listed buildings from unnecessary demolition and unsuitable and insensitive alteration.

Finally, paragraph 3.8 states that generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings or buildings in conservation areas in question.

**Access for Disabled People** - It should be emphasised that the provision of disabled access is constrained by the entrance into the building. It is important that disabled access is given careful consideration to be sensitive to the characteristics of the listed building whilst enabling inclusive access. At the present the applicant is proposing a portable ramp. Due to the physical constraints imposed by the stepped access to the building, this solution is considered to be the least invasive, assuring minimal impact upon the character

and setting of the listed building. A condition requiring the detail of the ramp including gradients would be attached to any consent granted.

**Principle** -The change of use to be undertaken within the building is addressed under application 090205/FO/2009/N1, which is elsewhere on the agenda. However, it is considered that there are benefits to be accrued from the provision of active and sustainable uses for the listed building, thereby securing the long term maintenance and retention of this important historic building.

**Impact on the Listed Building** - Internally, the proposals involve addressing the rising damp, which will be assessed upon the drying out of the lower walls. There has been fire damage historically to the rear smaller building, which together with the theft of all the ground floor ducted heating pipe has resulted in areas of damp to the bottom 1.5 metre high sections of external walls, emergency repairs have been carried out with the applicant using renovating plaster, and using breathable paint. A specialist company has inspected the Basilica and has recommended that the moisture penetration is as a result of defects within the external masonry, the applicants will therefore ensure that this be removed, thoroughly dried out and re plastered using only lime based

Externally, the works involve roof repairs, including replacement flashing, re roofing the small rear building in green slate, with matching replacement to windows and glazing. The stained glass windows will be repaired on a like for like basis, and future protection of them will be by a method to be agreed with the City Council as local planning authority.

It is considered that the works will restore the internal character of the building and allow the retention of the existing features. The arrangement of the car park is considered to be the most significant impact on the character of the building. However this impact has been reduced by the submission of a detailed and sympathetic landscaping scheme. The setting of the building is maintained and enhanced by the utilisation of existing access points and hard surfaced areas and the incorporation of additional landscaping. Car parking and servicing areas are located to the east and north of the building and behind the forward building line. The proposed car parking is situated to the rear of the building and to the perimeter of the site thereby maximising the contribution of the principal elevations to the street-scene.

### **Conclusion**

The proposed development presents an opportunity to secure an active and sustainable use for an important listed building within its historic context. The retention of the building accords with the policies within the UDP relating to listed and historic buildings and policies contained within Guide to Development in Manchester 2 relating to secure active uses for existing buildings. The proposal relates positively to City Council policy as expressed in the UDP and SPD, in that it secures an active and sustainable use for the building.

**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**

on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies E2.7; E3.5; H1.2; H2.1; H2.2; T2.6 and DC19.1 and other material considerations of material weight including particularly: Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies 2.54; 4.11; 6.6; 6.8; 7.2;8 and 10; RSS policies DP1; DP2; DP3; DP5; DP7; PPS1; PPG15 in that the development would: positively contribute to the local and City -wide cultural and historic environment ; secure a sustainable use for an important listed building and contribute positively to the amenities of the area thereby promoting the continuing regeneration of the locality.

### **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 18 of the Planning (Listed Buildings and Conservation Areas) 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: location plan stamped as received 6<sup>th</sup> July 2009, 3028/08/01 27<sup>th</sup> May 2009, 3028/08/02 Rev A 6<sup>th</sup> July 2009, 3028/08/03 Rev A 6<sup>th</sup> July 2009, Formby Surveys internal survey 7037B-GF 6<sup>th</sup> July 2009, 7037C-E 6<sup>th</sup> July 2009. Acoustic design and control report 27<sup>th</sup> May 2009, Tree Age and Condition Survey 27<sup>th</sup> May 2009. Crime Impact Statement 27<sup>th</sup> May 2009 Timberwise Report 27<sup>th</sup> May 2009, PPG15 Statement stamped as received 6<sup>th</sup> July 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and DC19 of the Manchester Unitary Development Plan.

3) Before the works hereby granted by this listed buildings consent are commenced, plans and particulars of the soft strip out of the parts of the listed

building which are currently obscured by suspended ceilings and partitions or internal cladding and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft strip out shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

4) Before the development commences a schedule for the refurbishment/repair of the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering shall be agreed in writing by the City Council as Local Planning Authority

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policy DC19 of the Unitary Development Plan for the City of Manchester.

5) Before the building is first brought into use the external brickwork of the building shall be cleaned in accordance with plans and particulars previously approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) No rainwater goods nor pipes shall be installed, nor, affixed other than rainwater goods and pipes constructed of cast iron and coloured black. All such goods shall kept coloured black unless agreed otherwise by the City Council as local planning authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policy DC19 of the Unitary Development Plan for the City of Manchester.

7) No works, including repair to existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by

the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policy DC19 of the Unitary Development Plan for the City of Manchester.

8) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all proposed external boundary and surface treatments 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 safeguard the character and appearance of the listed building, pursuant to policy DC19 of the Unitary Development Plan for the City of Manchester (adopted 1995).

9) Before the approved use commences, details of any works to be undertaken in relation to a scheme for external lighting shall be submitted to and approved in writing by the City Council as local planning authority.

Reason

To safeguard the character and appearance of the listed building, pursuant to policy DC19 of the Unitary Development Plan for the City of Manchester (adopted 1995).

10) The consent hereby granted does not grant or imply a grant of consent for any new signage at the premises as this would need to be the subject of separate applications for Advertisement Consent and associated Listed Building Consent.

Reason - For the avoidance of doubt and pursuant to UDP policy DC19.1

11) Before the works hereby granted listed building consent are commenced on site and having regard to the details given in the approved drawings, accurate annotated drawings detailing any internal strip out works, the internal works required to implement any service compartmentation, acoustic insulation, thermal insulation, fire protection and fume extraction measures, and location of party and partition walls against the existing fabric of the listed building, associated with the listed building, shall be submitted to and approved in writing by the City Council as local planning authority. Drawings shall include details of:

a) the location and design of such works, including external finishing materials, their finishes and colours;

b) the relationship between these proposed works and the existing listed structure, including the means of affixing the proposed works to the existing structure.

Reason

In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building, pursuant to policies E2.7 and DC19.1 of the Unitary Development Plan for Manchester (adopted 1995).

12) Before development commences, details of any works (including to the windows, floors or walls) to be undertaken in relation to a scheme for acoustic insulation, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason

To safeguard the character and appearance of the listed building, pursuant to policies E2.7 and DC19.1 of the Unitary Development Plan for Manchester (adopted 1995).

13) Full details of internal lighting including emergency exit lighting shall be submitted to and approved in writing by the City Council as local planning authority. These details shall include such information as technical specifications, and method of fixing to the listed building.

Reason

In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building, pursuant to policies E2.7 and DC19.1 of the Unitary Development Plan for Manchester (adopted 1995).

14) No works should be undertaken until the applicant has secured the implementation of a historic building survey of the former Basilica in accordance with a written scheme of investigation to be submitted and approved in writing by the City Council as local planning authority.

Reason

To provide a record for archive and research, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building, pursuant to policies E2.7 and DC19.1 of the Unitary Development Plan for 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: 090199/LO/2009/N1 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:**

Engineering Services  
Environmental Health  
Environment & Operations (Trees)  
Environmental Health  
Engineering Services  
Environment & Operations (Trees)  
2 Kilsby Walk, Manchester, M40 8DP  
2 Silvine Walk, Manchester, M40 8DT  
3 Bednal Avenue, Manchester, M40 8DW  
30 Ashbury Place, Miles Platting, Manchester  
4 Edinburgh Square, Manchester, M40 8DN  
4 Kilsby Walk, Manchester, M40 8DP  
4 Silvine Walk, Manchester, M40 8DT  
5 Bednal Avenue, Manchester, M40 8DW  
6 Edinburgh Square, Manchester, M40 8DN  
6 Kilsby Walk, Manchester, M40 8DP  
6 Silvine Walk, Manchester, M40 8DT  
7 Bednal Avenue, Manchester, M40 8DW  
8 Edinburgh Square, Manchester, M40 8DN  
8 Kilsby Walk, Manchester, M40 8DP  
9 Bednal Avenue, Manchester, M40 8DW  
A A A Inc Ltd, Unit 56, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Age Concern, Miles Platting Day Centre, Varley Street, Manchester, M40 8EE  
Atlas Filters Co Ltd, Unit 2, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Basis, Unit 47, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Capital Care & Foster Ltd, Unit 55, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Cariocca Enterprises, Unit 1, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Casual Choice Ltd, Unit 3, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Cen Bottling Co Ltd, Unit 46, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Corpus Christi Parochial Centre, Corpus Christi Priory, 39 Varley Street, Manchester, M40 8EE  
David Pritchard & Associates, Unit 24, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
1 Bednal Avenue, Manchester, M40 8DW  
10 Edinburgh Square, Manchester, M40 8DN

10 Kilsby Walk, Manchester, M40 8DP  
11 Bednal Avenue, Manchester, M40 8DW  
11 Brooklands Road , Crumpsall, Manchester  
13 Bednal Avenue, Manchester, M40 8DW  
15 Bednal Avenue, Manchester, M40 8DW  
18 Ashbury Place, Miles Platting  
2 Edinburgh Square, Manchester, M40 8DN  
Deep Blue Light Blue, Unit 51, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
Dominion Worship Centre, Unit 65, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
E A C (business Systems) Group Ltd, Unit 72, Cariocca Business Park Sawley  
Road, Manchester, M40 8BB  
E B Communications, Unit 52, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
Equipment & Adaption Service, Sensory Resource Centre, Varley Street,  
Manchester, M40 8EE  
Five Star Travel Services, Unit 33, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
George Ellis & Sons Stationers Ltd, Unit 15, Cariocca Business Park Sawley  
Road, Manchester, M40 8BB  
Greater Manchester Probation & After Care Service, Varley Street, Manchester,  
M40 8EE  
J Dale, Unit 36, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Kosher Basket, Unit 12, Cariocca Business Park Sawley Road, Manchester,  
M40 8BB  
Lotus, Unit 48, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Manchester Action On Street Health, Unit 14, Cariocca Business Park Sawley  
Road, Manchester, M40 8BB  
Manchester Carers Forum, Unit 6, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
Manchester City Council, Miles Platting Library, Varley Street, Manchester, M40  
8EE  
Manchester City Council, Varley Street, Manchester, M40 8EE  
Miles Platting Ancoats & Collyhurst Community Network, Unit 73, Cariocca  
Business Park Sawley Road, Manchester, M40 8BB  
Miles Platting Housing Office, Varley Street, Manchester, M40 8EE  
Miles Platting Pools & Health Suite, Varley Street, Manchester, M40 8EE  
Mushroom, Unit 30, Cariocca Business Park Sawley Road, Manchester, M40  
8BB  
Premier Capital Resources, Unit 34, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
Red Line Recruitment, Unit 67, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
Securecom Ltd, Unit 19, Cariocca Business Park Sawley Road, Manchester,  
M40 8BB  
The Apollo, Varley Street, Manchester, M40 8EE  
The Care Training Partnership, Unit 13, Cariocca Business Park Sawley Road,  
Manchester, M40 8BB  
The Leaf Centre, Varley Street, Manchester, M40 8EE  
Traxz, Unit 63, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 11, Cariocca Business Park Sawley Road, Manchester, M40 8BB

Unit 16, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 17, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 18, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 20, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 21, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 23, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 25, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 26, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 27, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 28, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 29, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 31, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 32, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 35, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 37, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 39, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 4, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 40, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 41, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 42, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
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Unit 45, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 49, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 5, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 50, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 53, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 57, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 58, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
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Unit 66, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 68, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 69, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 70, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 71, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 8, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Unit 9, Cariocca Business Park Sawley Road, Manchester, M40 8BB  
Urban Streetz, Unit 22, Cariocca Business Park Sawley Road, Manchester,  
M40 8BB  
Wareworks Ltd, Unit 54, Cariocca Business Park Sawley Road, Manchester,  
M40 8BB

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

30 Ashbury Place, Miles Platting, Manchester, M40 8DX  
11 Brooklands Road, Crumpsall, Manchester, M8 4JH  
63 Ashbourne Grove, Whitefield, Manchester, M45 7NL

18 Norbury Close, Miles Platting, Manchester, M40 8DL  
63 Ashbourne Grove, Whitefield, Manchester, M45 7NL  
C/O 63 Ashbourne Grove, Whitefield, Manchester, M45 7NL  
30 Ashbury Place, Miles Platting, Manchester, M40 8DX

11 Brooklands Road, Crumpsall, Manchester, M8 4JH  
30 Ashbury Place, Manchester, M40 8DX  
14 Ridgway Street, Manchester, M40 7FZ  
63 Ashbourne Grove, Whitefield, Manchester, M45 7NL  
18 Norbury Close, Miles Platting, Manchester, M40 8DL

**Relevant Contact Officer :** Janet Lawless  
**Telephone number :** 0161 234 4535  
**Email :** [j.lawless@manchester.gov.uk](mailto:j.lawless@manchester.gov.uk)