
Planning Permission Number	Date of Appln	Committee Date	Ward
088415/FO/2008/S2	2nd Dec 2008	25 th June 2009	Didsbury West Ward

Proposal Conversion of ground floor and basement to day nursery, erection of a single storey rear extension and external play area, modification to rear parking area and construction of a new disabled access at front of building

Location 63 - 65 Palatine Road, Didsbury, Manchester, M20 3LJ,

Applicant The Christie NHS Foundation Trust, Wilmslow Road, Manchester, M20 4BY,

Agent David Trowler Associates, 100-104 Wallasey Village, Wallasey, Merseyside, CH45 3LQ,

Description

Planning permission was granted for the above scheme under delegated powers on 5th February 2009. This report asks Members to consider whether it is expedient to revoke the permission and recommends that the planning permission is not revoked.

Since planning permission was granted, it has become apparent that due to an administrative error, no neighbour notification letters were sent out to those living within the vicinity of the site. Although all relevant statutory bodies were consulted, the City Council has failed to accord with due process by notifying at the minimum, all those who immediately adjoin the site.

Following the City Council's failure to notify local residents and to prevent this rare and unacceptable situation arising again, additional checks have now been put in place to ensure neighbour notification letters are correctly sent out. Essentially, this involves a counter signature procedure, with each signature confirming that a check has been carried out to ensure letters have been distributed.

The current position with regards to this proposal is that the developer is entitled to implement the planning permission as granted unless it is revoked or modified.

S97 Town and Country Planning Act 1990 enables the City Council to revoke or modify planning permission to the extent Council considers expedient. In exercising the power, the City Council must have regard to the development plan and any other material considerations. S 98 Town and Country Planning Act 1990 provides that every revocation or modification Order must be confirmed by the Secretary of State before it takes effect. If the developer objects to revocation a public inquiry into the matter may be held.

Revocation has no effect on development already carried out under the planning permission.

Although a revocation order creates a liability to pay compensation to the developer for expenditure rendered abortive by the revocation order and for any other loss directly attributable to the making of the order, this liability is not a material consideration when considering whether to exercise the power.

Since the grant of planning permission, the adjoining properties have been notified of the application and their comments on the proposal have been sought. The results of this exercise are reported in the 'consultation' section of this report.

The site contains a large, three storey pair of semi-detached properties set within their own grounds on the eastern side of Palatine Road. The semi-detached properties have had the subdividing wall removed to provide one large, detached building, with the ground floor having been formerly occupied by a family planning clinic. The building is occupied by offices on the first and second floors and includes hard landscaped car parks with a soft landscaped fringe to both the front and rear of the building, as well as two vehicles access/egress points.

The site is located on the main arterial route of Palatine Road and is adjoined by large, four storey apartment buildings on either side and at the rear, together with two storey, semi-detached properties on the opposite side of Palatine Road. Aside from ad hoc commercial uses along Palatine Road and Christie Hospital located just a few minutes to the north, the area is predominantly residential in nature with buildings of various architectural styles and tenures.

With regard to this planning permission, the scheme relates to the use of the ground floor and basement as a day nursery for 0-4 year olds to be used by staff of nearby Christie Hospital. A day nursery facility for staff was up until September 2007 provided within the hospital grounds until being closed due a fire incident. The hospital site of this building is deemed unsuitable to allow the construction of a replacement nursery to meet current standards and at present the day nursery centre is operating from a temporary facility in Baguley.

In order to facilitate the day nursery, the proposal involves the erection of a single storey extension to provide additional accommodation, together with an outside play area divided into an upper area sheltered by a canopy and a larger, surface level open area enclosed by part wall, part weld mesh fence. To allow for the play area, the rear car park will be reconfigured and shifted back further into the site resulting in a reduction from 28 car parking spaces to 26 spaces. The front car park area will include 4 drop off spaces for ease of access. Other measures include the addition of soft landscaping and the provision of disabled access ramps. It is understood that work has already commenced on site.

Consultations

Local Residents - Due to the lack of neighbour notification during the application process, no letters of objection were received. But following voluntary notification after the commencement of development, 18 responses were received. These related to a lack of notification, together with a number objections about the scheme. Of these letters, 5 letters contained objections relating to the actual proposal. These objections are summarised below:

- (i) Parking will become a problem and people dropping their children off will cause the road to become even more congested and lead to dangerous conditions.
- (ii) Outside noise will increase as a result of the outside play area and by the coming and goings of staff and visitors to the nursery.
- (iii) The extension will result in overshadowing, lack of privacy and lack of daylight to the neighbouring flats.

The following were consulted during the processing of the application:

Environmental Health (Regulatory and Enforcement Services) – Conditions are recommended to protect residential amenity. These conditions relates to fumes, noise, hours of use and refuse storage.

Withington Civic Society – The Society generally welcomes the application subject to any trees being removed being compensated for by comprehensive tree planting.

Manchester Sure Start – It is queried whether there should be any toilet facilities in the baby room and whether the proposal would meet 'Ofsted' standards.

Highway Services – There are no concerns regarding the day nursery on Palatine Road. There are already peak hour waiting restrictions along the frontage and there appears to be ample curtilage parking / short term parking available. It is suggested however that the applicant provides some internal signage to clearly indicate what will be the vehicular entrance and exit to the site.

Issues

Unitary Development Plan - There are no site-specific policies relating to the application site. However, the following city-wide policies are relevant:

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 it's impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC25 specifically relates to the determination of planning application for day nurseries. It states that the Council should have regard to the suitability of a building, the availability of safe and convenient dropping off arrangements and parking, the adequacy of local traffic circulation and traffic conditions, the adequacy of outdoor play areas, ease of access for all and residential amenity. There is a general presumption in favour of development of this kind in residential areas except where the location and scale of the development would pose dangerous conditions or cause unacceptable levels of noise nuisance.

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 – Development should be located so as to reduce the need to travel by car and to enable people as far as possible to meet their needs locally whilst following the sequential approach to development i.e first using existing buildings (including conversions) within settlements.

Policy L1 – part of this policy relates to education services provision. It states that accessibility by public transport, walking and cycling is a central consideration. Particular attention should be given to improving access to and addressing spatial disparities in service and facilities provision in areas which have the greatest need or where communities or the local economy are poorly served.

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

PPG13 'Transport' - Looks at the impact transport and travel patterns have an area. Emphasis is placed on reducing the need to travel by car with reference also made to parking standards and objectives for new development.

The Guide to Development in Manchester - This is a City Council supplementary planning document (SPD). This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce 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.

South Manchester Strategic Regeneration Framework (SRF) - This is City Council document which defines the needs and priorities for Central Manchester in order to lever in investment and activity in the area, aligning them with the major opportunities to deliver a sustainable future for the area. The overriding purpose of the SRF is to provide a strong vision of how the area develops over the next 10-15 years, to identify where improvements to public

services can be delivered and to set a broad spatial framework within which investment can be planned.

The application site falls within one of the areas covered by the framework. Relevant policy which forms an important material consideration includes:

Policy SC6.1 encourages an increase in sessional daycare where sustainable opportunities are presented. Priority will be given to providing additional day-care in areas of demand across south Manchester.

Principle - The principle of the scheme is considered satisfactory. Policy DC25 of the Unitary Development Plan makes a presumption in favour of day nurseries within residential areas provided that the location and scale (the development is acceptable and that no dangerous conditions or unacceptable levels of noise nuisance would be caused by such a use.

In this instance, in light of the busy nature of Palatine Road and the associated background noise levels, together with the existing office use of the building and the former use of part of the building as a family planning clinic, it is not considered that there would be a material increase in activity so as to cause disamenity to local occupiers. Moreover, it is believed that the proposed extension and play area have been designed to be modest in scale and design so to reduce its impact.

In addition to the above, it should also be noted that the previous use of the ground floor and basement of the building was a family planning clinic and therefore falls within the same D1 use class as the day nursery use. Technically therefore planning permission is not required for the change of use and the only issues to be considered should relate to the rear extension and the outdoor play area in order to facilitate the day nursery use.

Scale - The proposed rear extension is to be 4.4 metres high from the highest part of the roof, with a rear projection from the furthest part of the existing building of 6.5 metres. The extension is to be 8.6 metres from its northern boundary and 5.5 metres its southern boundary. The proposed, partly covered play area is to extend to both the north and east of the extension and would be 7.2 metres from its southern boundary and 4.2 metres from its northern boundary. This play area will be enclosed by a 2.3 metre part wall, part mesh fence.

The design of the extension is considered entirely acceptable with the scale of the extension subservient to the main building and sited a reasonable distance from the boundaries.

Due to the projection of the adjacent, four storey apartment buildings, these buildings on either side of the site are much greater in mass and scale to both the existing building at 63-65 Palatine Road and the approved rear extension. As such, it is considered that by reason of scale, there would be no detrimental impact upon adjoining occupiers.

Sustainability – The site is located along an extremely busy bus route and a short distance from Withington District Centre. The site is therefore situated within a highly sustainable location which allows for a choice of means of transport. Furthermore, as parents/guardians of the children work at nearby Christie Hospital this will allow for linked trips whereby parents/guardians can drop off their children and continue to work within a single trip. Separate arrangements for Christie staff car parking will be in place via the addition of the recently approved multi-storey car park a short distance to the north and which is currently under construction.

Car Parking & Congestion – It is believed that there would be no significant issues with regard to car parking, highway safety or congestion.

A drop off area for four cars is to be provided at the front of the building and a staff car park for 26 car parking spaces to also be used by the existing office workers is provided at the rear. Hospital and nursery staff work on shift basis and therefore vehicles dropping off children will be staggered. As such, it is not expected that there would be huge numbers of cars arriving at the same time.

It is also envisaged that many nursery users will take advantage of public transport system and will not therefore require a car. This will further lessen any concerns regarding a lack of car parking and road congestion.

In addition to the above, there is a single yellow line on the road immediately in front of building and therefore vehicles are restricted from parking in front of the building at certain times of the day. As such, congestion caused by vehicles parking in front of the building is not seen as being an relevant issue.

Residential Amenity – Concerns have been expressed by local residents that as a result of the development, the proposed extension would result in a loss of light and a loss of privacy to adjoining occupiers. It has also been stated that there is a right to light which would be contravened as a consequence of the scheme.

Where a right to light is claimed, this is a matter of property law, rather than planning law and is not for the Local Planning Authority to resolve. In any event, it is not considered that there would be any significant, undue impact in terms of either loss of light or overshadowing, particularly because of the dimensions involved. It should also be noted that the neighbouring buildings either side of the development site extend much further from the rear building line of 63-65 Palatine Road at four-storey level and with windows that overlook the site. Therefore, due to the site's context, the height of the extension and the boundary distances involved, it is not believed that there would be any overshadowing issues.

In terms of loss of privacy, the extension does not include any windows on the side elevations and the play area is enclosed by 2.3 metre boundary wall/fence. As such, there is unlikely to be any significant impact with regard to overlooking and would therefore accord with planning policy.

In addition to the above, the rear of the site is presently used as a car park in conjunction with the existing offices on the upper floors and would also be used

by the nursery staff. A level of activity is therefore already established on the site. An increase in activity as a result of the day nursery is unlikely to represent a material difference in terms of privacy levels.

Noise – In light of the existing office use and previous D1 (non residential institution) use of the building, the only material difference in noise levels would relate to the outside play area.

In order to protect residential amenity an hours of use condition has been imposed to prevent any undue impact. This stipulates that the nursery shall only be open between the hours of 7.30am to 6.30 pm Monday to Saturday and at no other time. It is considered that such day time hours with reference also to the background noise levels associated with the very busy Palatine Road, there would be no significant impact upon residential area. It should also be noted that children would not be permanently accommodated in the outside areas as this would be interspersed with significant time inside of the building.

Trees/Landscaping – A condition has been inserted requiring the submission of a hard and soft landscaping scheme to complement the development. Moreover, as two trees and an area of lawn are to be lost to facilitate the extension and outside play area, it is also required that a substantial tree planting scheme is submitted to and approved by the City Council. This will serve not only to mitigate against the loss of greenery but to also provide additional screening to the site.

Disabled Access – The day nursery use will include level surfaces and the provision of access ramps to facilitate access for all.

Refuse Storage – A planning condition has been imposed requiring the submission and approval of a satisfactory refuse storage scheme. The Planning Service is already in receipt of these details which are currently being considered as part of a discharge of condition request.

Conclusion

Members have been asked to consider whether it would be expedient to revoke or modify a planning permission granted on 5th February 2009. It is believed all the issues associated with the application had been properly considered in the determination of the application and appropriate conditions attached to cover residual matters. The proposal is one which is considered to accord with all relevant policies and the recommendation is not to seek revocation of the planning permission.

Human Rights Act 1998 considerations – Article 6 of the European Convention on Human Rights gives the applicants and third parties the right to a fair hearing on the determination of any matter affecting protected rights. This report is intended to ensure that those whose property rights may be adversely affected by the grant of planning permission have their views fully taken into account and if necessary to revoke any permission that would result in an unlawful or disproportionate interference with those rights.

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 Do not revoke permission

The application was approved on the basis that the proposal accords with Policies DC25 and H2.2 of the Unitary Development Plan for the City of Manchester and there are no material considerations arising from representations made after the grant of permission of sufficient weight to indicate that it is expedient to revoke the permission. It is not considered that there would any significant impact upon residential amenity as a result of implementation of the proposal. Moreover, Policy DC25 makes a presumption in favour of day nurseries in residential areas where this is the case.

The following conditions were imposed as part of the planning permission. Pre-commencement conditions have, or are in the process of being discharged.

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) 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 have been submitted to and approved in writing by the City Council as local planning authority. Details should include the colour of the canopy and railings, together with details of the dwarf wall and surface treatment for the outside play area. 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.

3) 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: 1246/PL/01, 1246/PL/02, 1246/PL/03, 1246/PL/04, 1246/PL/05, 1246/PL/06, 1246/PL/07, 1246/PL/08, 1246/PL/09,

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.

4) Notwithstanding the details submitted no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme should include substantial tree planting on the boundaries of the property to provide screening and to mitigate against the loss of the rear landscaped area and trees. 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 agreed 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.

5) 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.

6) The car parking indicated on the approved plans shall be surfaced, demarcated 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 Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

7) Any external lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy 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 of the Unitary Development Plan for the City of Manchester.

9) No development shall commence until 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 interests of residential amenity and public health, pursuant of Policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Before first occupation of the development 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.

11) No part of the site outside of the building shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside of the building.

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

12) 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 Saturday 07.30am to 6.30pm
At no time on Sundays or Bank Holidays

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.

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: 088415/FO/2008/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:

Environmental Health
Withington Civic Society
Manchester Sure Start
Apartment 5, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 14, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 11, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 1, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
57 Palatine Road, Manchester, M20 3LJ
18 Circular Road, Manchester, M20 3LP
14 - 16 Circular Road, Manchester, M20 3LP
Flat 4, 61 Palatine Road, Manchester, M20 9LJ
Flat 9, 57 Palatine Road, Manchester, M20 9LJ
Flat 1, 57 Palatine Road, Manchester, M20 9LJ
Flat 5, 61 Palatine Road, Manchester, M20 3LJ
Flat 2, 61 Palatine Road, Manchester, M20 3LJ
Flat 14, 57 Palatine Road, Manchester, M20 3LJ

Flat 13, 57 Palatine Road, Manchester, M20 3LJ
Flat 8, 57 Palatine Road, Manchester, M20 3LJ
Flat 7, 57 Palatine Road, Manchester, M20 3LJ
Apartment 3, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 22, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 21, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 2, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 17, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Flat 5, 57 Palatine Road, Manchester, M20 3LJ
Flat 3, 57 Palatine Road, Manchester, M20 3LJ
Flat 9, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 8, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 7, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 6, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 5, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 4, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 3, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 2, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 1, 14 - 16 Circular Road, Manchester, M20 3LP
69 Palatine Road, Manchester, M20 3LJ
8 Circular Road, Manchester, M20 3LP
20 Circular Road, Manchester, M20 3LP
Flat 1, 18 Circular Road, Manchester, M20 3LP
12 Circular Road, Manchester, M20 3LP
1 Longton Avenue, Manchester, M20 3JN
68 Palatine Road, Manchester, M20 3JL
66 Palatine Road, Manchester, M20 3JL
Flat 4, 18 Circular Road, Manchester, M20 3LP
Flat 3, 18 Circular Road, Manchester, M20 3LP
Apartment 7, 67 Palatine Road, Manchester, M20 3AP
Apartment 16, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 15, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 2, 67 Palatine Road, Manchester, M20 3AP
Apartment 16, 67 Palatine Road, Manchester, M20 3AP
Apartment 16, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 13, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 4, 67 Palatine Road, Manchester, M20 3AP
Apartment 11, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 9, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 6, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 4, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 23, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 20, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 18, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 12, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 10, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
61 Palatine Road, Manchester, M20 3LJ
Flat 3, 61 Palatine Road, Manchester, M20 3LJ
Flat 1, 61 Palatine Road, Manchester, M20 3LJ
Flat 12, 57 Palatine Road, Manchester, M20 3LJ
Flat 6, 57 Palatine Road, Manchester, M20 3LJ
74 Palatine Road, Manchester, M20 3JW

2 Longton Avenue, Manchester, M20 3JN
64 Palatine Road, Manchester, M20 3JL
Flat 2, 18 Circular Road, Manchester, M20 3LP
67 Palatine Road, Manchester, M20 3AP
The Kensington, 61 Palatine Road, Manchester, M20 3LT
The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 19, The Mayfair, 59 Palatine Road, Manchester, M20 3LS
Apartment 9, 67 Palatine Road, Manchester, M20 3AP
Apartment 8, 67 Palatine Road, Manchester, M20 3AP
Apartment 6, 67 Palatine Road, Manchester, M20 3AP
Apartment 5, 67 Palatine Road, Manchester, M20 3AP
Apartment 3, 67 Palatine Road, Manchester, M20 3AP
Apartment 18, 67 Palatine Road, Manchester, M20 3AP
Apartment 17, 67 Palatine Road, Manchester, M20 3AP
Apartment 15, 67 Palatine Road, Manchester, M20 3AP
Apartment 14, 67 Palatine Road, Manchester, M20 3AP
Apartment 13, 67 Palatine Road, Manchester, M20 3AP
Apartment 12, 67 Palatine Road, Manchester, M20 3AP
Apartment 11, 67 Palatine Road, Manchester, M20 3AP
Apartment 10, 67 Palatine Road, Manchester, M20 3AP
Apartment 1, 67 Palatine Road, Manchester, M20 3AP
Apartment 9, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 8, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 7, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 6, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 18, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 17, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 15, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 14, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 12, The Kensington, 61 Palatine Road, Manchester, M20 3LT
Apartment 10, The Kensington, 61 Palatine Road, Manchester, M20 3LT
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Apartment 7, The Mayfair, 59 Palatine Road, Manchester, M20 3LS

Representations were received from the following third parties:

Environmental Health
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Manchester Sure Start
68 Palatine Road, Manchester, M20 3JL
Flat 3, 61 Palatine Road, Manchester, M20 3LJ
Apartment 7, The Kensington, 61 Palatine Road, Manchester, M20 3LT
The Gables, 93 Park Road, Hale, Altrincham

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