

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
090128/JO/2009/N1	20th May 2009	23rd Jul 2009	Higher Blackley Ward

**Proposal** Variation of Condition 5 of Planning Approval 29665, to allow activity/deliveries in the service yard from 0500 Mondays through to 2300 Saturdays, and 0700 to 1600 Sundays and Bank Holidays.

**Location** Sainsburys, Heaton Park Road, Blackley, Manchester, M9 0QS,

**Applicant** Sainsburys Supermarkets Ltd, C/o Agent

**Agent** Mrs Sarah Jones, Turley Associates, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

### **Description**

This application is concerned with Sainsbury's Supermarket, Heaton Park Road, Blackley. Sainsbury's is built upon the site of a former dye mill. A dense residential area, established before Sainsbury's surrounds the site to the south and east. The River Irk and M60 lie to the north and west.

Planning permission is sought for the variation of the original Planning Permission (29665) for the store. Specifically to vary Condition 5, to allow activity/deliveries in the service yard from 05:00 on Mondays, through to 23:00 on Saturdays (24 hours Monday to Friday), and 07:00 to 16:00 on Sundays and Bank Holidays. Sainsbury's would consider accepting a 12 month temporary permission.

Sainsbury's are currently permitted, by condition of the original planning permission, to have activity and deliveries within the service yard between 07:00 and 20:00 Monday to Saturday, and at no time on Sundays and Bank Holidays. The store opening hours are 08:00 to 22:00 Monday to Friday, 07:30 to 22:00 on Saturdays, and 10:00 to 16:00 on Sundays and Bank Holidays.

Temporary permissions, subject to management controls, were granted to allow activity and deliveries on Sundays and Bank Holidays between 09:00 and 14:00 in 2002 and 2003 (062464&067540). The 2003 permission expired in 2004. An application was withdrawn in 2007 to permanently vary the permitted servicing and delivery hours on Sundays and Bank Holidays.

Despite not being permitted to, Sainsbury's confirm they have continued to receive deliveries on Sundays and Bank Holidays, and reportedly outside of the permitted hours Monday to Saturday. Complaints have historically been received by the City Council from local residents in relation to Sainsbury's delivery activities.

Regarding deliveries on Sundays and Bank Holidays, Sainsbury's report that these are to enable the store to effectively operate, and achieve necessary stocking levels to meet customer expectations for the availability of goods on these days, which are now accepted as normal trading days.

Sainsbury's have sought to control the delivery regime to seek to prevent deliveries being received outside of 09:00 to 14:00 on Sundays and Bank Holidays, or more

than one vehicle being present at a time. This has reportedly not always been possible, partly as a result of the limited time frame for the necessary number of deliveries.

This application seeks to regularise the situation, and to extend the permitted delivery hours, following a full review of the delivery regime required by the store. Sainsbury's believe the proposed hours will meet store operational requirements, reduce congestion caused by simultaneous deliveries, and ensure certainty to the local authority and local residents regarding delivery times. A noise assessment has been carried out, and associated management and physical mitigation measures proposed.

Sainsbury's have regard to the following in making this application:

1. Customer expectations for range and freshness.
2. Deliveries to the designated service yard.
3. Achievement of more deliveries via pallets rather than roll cages, which has noise benefits.
4. Minimise the potential for cages/crates to be in aisles when store opens.
5. Depot delivery regimes and the ability to achieve narrower/defined delivery slots.

It is envisaged that 4-6 HGV deliveries are required on Sundays/Bank Holidays, and three overnight HGV deliveries Monday to Friday, with an additional 2/3 transit van bread deliveries from 06:00. The time taken to unload a HGV and load empty cages is approximately one hour.

Sainsbury's seek deliveries from 07:00 to 16:00 on Sundays and Bank Holidays, as they particularly require perishable/fresh goods to be available on the shelves prior to the store opening. The noise assessment concludes that deliveries would not exceed ambient noise levels at the closest residential properties, and that maximum noise events, whilst audible, are comparable with the ambient noise climate, such that deliveries would not result in noise nuisance.

The noise assessment, with management and physical mitigation in place, concludes that deliveries overnight on Mondays to Fridays will not result in noise nuisance or undue harm to residential amenity.

Proposed Delivery management practices between 20:00 to 07:00 Monday to Saturday comprise:

1. Not more than one HGV to unload/load at one time.
2. Vehicle engines and refrigeration units to be turned off (where possible) during loading and unloading.
3. Sow manoeuvring and reversing, and avoiding over revving engines.
4. No movement of empty trolley cages between 23:00 and 07:00.
5. Turn off cab radios.
6. Avoid shouting and unnecessary noise/activity between 23:00 to 07:00, and 07:00 to 09:00 Sundays and Bank Holidays.

Physical mitigation measures comprise:

1. Line the underside of the safety/access flap of the unloading bay scissor lifts with a resilient material to minimise noise when the flap places down on a HGV.
2. The erection of reflective absorptive acoustic timber fence to screen the unloading bays and minimise break out if noise from delivery activities.

### **Consultations**

#### CONSULTATIONS:

Local Residents - 7 representations have been received from local residents objecting to the proposal. Representations are reported as follows:

1. The area is a residential neighbourhood, not an industrial estate or business park.
2. It is not necessary or appropriate to allow 24 hour deliveries/activities in a residential area.
3. Sainsbury's chose to build in a residential area. They have to accept there are restrictions to operating in a residential area. One restriction should be that residents should not be disturbed at all hours to accommodate the business.
4. Sainsbury's regularly break the existing conditions by operating outside the permitted hours from 20:00 onwards through the week. They also pay no heed to the restriction on work on Sundays and Bank Holidays.
5. Local residents already suffer unwarranted disturbance due to noise from the service yard. Engines are left running and reversing beepers sound.
6. I value my sleep. I dread being woken during the night.
7. It is reasonable to expect relative quiet during the night.
8. Living at Westway in the 1990s, the noise used to wake me up instantly. Nothing has changed in 10 years. This application will only cause more disruption to the neighbourhood.
9. Since the building of this supermarket our quality of life has been dramatically affected. The biggest impact has been the constant disruption to our sleep patterns.
10. At present Sainsbury's have 83 hours for deliveries each week. A large company such as Sainsbury's, with its experienced logistics management, should be able to schedule deliveries into this time.
11. Deliveries do not constantly occur throughout the day. There is sufficient time for deliveries.
12. We have lived here since 1966 and have considered moving as a direct consequence.
13. I have to sleep with the window open, due to a health condition. My sleep is disturbed by delivery vehicles to the main car park from 23:00 through the night. Vehicles park up on the exit side of the access road and turn the engines up full. I can hear this above the noise of my radio.

Environmental Health - Have concerns regarding the hours applied for and the information submitted within the acoustic report.

The noise impact assessment relies heavily on ambient noise levels to reach the conclusion that the proposed hours will not adversely impact on the noise amenity of the nearest residential properties.

The glossary of terms within the report does not define 'ambient level,' however, this term seems to have been used to discuss the average noise level over a fairly substantial period of time. Background levels have been recorded separately.

This raises concern that the actual noise levels reached during delivery in the service yard have been diluted over a long measurement period.

Noise at 18 Westway from one delivery on Sunday 10/05/09 was measured between 08:57 to 10:30, however, there is no mention of actual noise levels when the HGV entered or left the yard. At 18 Westway the noise levels from the scissor lift plate dropping were 65-70dB and trolley cages moving 63-70dB.

Paragraph 4.1.8 of the report refers to the Institute of Acoustics Good Practice Guide on the Control of Noise from Pubs and Clubs and states that 'if predictions or measurements indicate that noise from these activities will produce or have regularly produced LAFMAX levels in excess of 70dB 1 metre outside windows of noise sensitive property between 23:00 and 07:00 hours, this may be an indication that an unacceptable disturbance could occur or is occurring.'

Acoustic mitigation proposed includes impact matting to reduce noise from the scissor lift plate in the region of 17dB, and an acoustic fence, which may reduce noise from unloading activities in the region of 15dB. Further information on these measures has been submitted, however, neither measure will resolve the noise associated with the arrival and departure of HGVs.

The Dutch Government has developed a standard for quiet delivery vehicles and equipment, the PIEK certification scheme. To achieve the standard, equipment and vehicles must function emitting under 60dB at 7.5 meters from the sound source. It is then deemed to be suitable for out of hours delivery that will not cause noise disturbance to nearby residents. The Dutch Government granted a license to the Noise Abatement Society in 2008 to operate the scheme in the UK. Now operating in several countries, PIEK is the only pan-European standard for quiet delivery vehicles and equipment. This standard has been utilised in trials to extend delivery hours in the UK.

The acoustic report submitted details noise from delivery vehicles, measured from inside the service yard, at 81-85dB. The distance from the microphone has not been specified however a reduction of over 20dB would not be likely 7.5m further from the lorry.

Further mitigation measures recommended in the report rely heavily on several management controls. The history of complaints received by both this department and the planning department have in general been caused by failures in the management of delivery activities. No detail as to how these management controls will be implemented and adhered to has been offered.

In addition to concerns raised as a result of the acoustic report, it is also unclear why there is a business need for these extensive delivery hours.

The store currently opens at 08:00 Monday to Friday, 07:30 on Saturday and 10:00 on Sunday. The service hours applied for would allow for deliveries 24 hours a day throughout the week, and 3 hours before opening on Sundays and Bank Holidays. The number of deliveries expected during these hours has not been confirmed. The acoustic report states that one delivery lasts in the region of one hour.

In conclusion, deliveries on Sundays and Bank Holidays would be acceptable between the hours of 09:00 to 14:00 as previously granted, but any further extension of current delivery hours (including the current Monday to Saturday hours), would seriously affect the amenity of the residents living nearby.

This department would be happy to liaise with the applicant in order to discuss measures which may allow delivery hours to be extended for a trial period, however, the proposals currently submitted are not sufficient to mitigate the likely loss of amenity.

Greater Manchester Police Architectural Liaison Unit - No comments on this occasion.

North Manchester Regeneration -

1. There is general consensus from all parties that the extra activity and the associated noise levels will result in a loss of amenity for local residents.
2. The Applicant's analysis of the noise levels is not satisfactory, and therefore, as a result, the noise implications for residents have not been properly considered.
3. The proposals to mitigate noise levels is not considered to be sustainable, and has a high dependency on management controls, where there has been a previous history of failure.
4. From a Environmental Health / Planning perspective there has been a history of complaints on the site, and seven objections to this proposal.

Taking into account these points, and given the Store has a requirement to facilitate deliveries, we would support deliveries on Sundays and Bank Holidays (as previously granted), however, a further extension of delivery hours should be resisted, given the potential loss of amenity to local residents.

If you are minded to approve then this should be for a temporary period not exceeding 12 months with appropriate monitoring and analysis of noise levels.

Head of Highway Services - Any comments will be reported to Committee.

Bury MBC - No objection.

Rochdale MBC - No objection.

## **Issues**

### **PLANNING POLICY CONTEXT:**

The site is situated within Planning Policy area BM1, as regards Manchester City Council's adopted Unitary Development Plan (UDP). Relevant Regional Spatial

Strategy (RSS) policies include, DP2, which promotes sustainable communities, and DP7, which promotes environmental quality.

Planning Policy Guidance Note 24 (PPG24), and the following UDP policies are applicable to the proposed development:

#### BM1 General Policy

In deciding its attitude to proposals within Blackley, Charlestown and Moston, the Council will have regard to the general policies in Part 1 of the Plan in order to:-

- a. protect and improve the quality of the formal and informal open space;
- b. retain the primarily residential character of the area;
- c. improve the housing stock and housing environment;
- d. provide adequate and accessible shopping and other community facilities for all members of the community, particularly those with special needs;
- e. increase accessibility to employment opportunities and shopping centres Located outside the area;
- f. maximise the benefits to the area of the proposed Manchester Outer Ring Road (M66), but in a way which is not damaging to the quality of life of established communities.

#### Development & Noise:

DC26.1 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 both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and  
c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

#### Housing H2.2

The Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Planning Policy Guidance note 24 (PPG24) guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

It explains the concept of noise exposure categories for residential development and recommends appropriate levels for exposure to different sources of noise.

It also advises on the use of conditions to minimise the impact of noise. Six annexes contain noise exposure categories for dwellings, explain noise levels, give detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specify noise limits, and advise on insulation of buildings against external noise.

#### PLANNING CONSIDERATIONS:

It is considered that the proposed change of use is unacceptable specifically in terms of Planning Policy Guidance note 24 (PPG24), and Manchester City Council's adopted Unitary Development Plan (UDP), specifically policies DC26 and H2.2.

PPG24 states "Much of the development which is necessary for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. The planning system should not place unjustifiable obstacles in the way of such development. Nevertheless, local planning authorities must ensure that development does not cause an unacceptable degree of disturbance. They should also bear in mind that a subsequent intensification or change of use may result in greater intrusion and they may wish to consider the use of appropriate conditions."

PPG24 confirms, "The impact of noise can be a material consideration in the determination of planning applications."

PPG24 also establishes that "people are normally sleeping between 23:00 to 07:00," and that "Authorities should take into account the fact that the background noise level in some parts of suburban and rural areas is very low, and the introduction of noisy activities into such areas may be especially disruptive."

Sainsbury's are a valuable local employer and provide essential services for the local community, however, an extension of the current delivery hours between Monday to Saturday, and before 09:00 on Sundays and Bank Holidays, will seriously detrimentally affect the amenity of the residents living nearby, due to noise disturbance associated with deliveries, which is contrary to advice within PPG24, and UDP policy DC26.3, which states "Developments likely to result in unacceptably high levels of noises will not be permitted...in residential areas."

UDP policies DC26.4 and DC26.5, and PPG24 advocate employing measures that can reduce the impact of noisy uses. PPG24 states "There will...be circumstances when it is acceptable - or even desirable in order to meet other planning objectives - to allow noise generating activities on land near or adjoining a noise-sensitive development. In such cases, local planning authorities should consider the use of conditions or planning obligations to safeguard local amenity."

It is not considered that the use of conditions or planning obligations to enforce proposed mitigation measures would be effective or appropriate in this case. The Noise Impact Assessment carried out is questionable, and as a consequence, the conclusions reached, and the mitigation measures recommended.

The acoustic mitigation proposed includes impact matting to reduce noise from the scissor lift plate in the region of 17dB; and an acoustic fence, which may reduce noise from unloading activities in the region of 15dB. Neither measure will resolve the noise associated with the arrival and departure of HGVs.

Further mitigation measures recommended rely heavily on several management controls. The history of complaints received have, in general, been caused by failures in the management of delivery activities. No detail as to how these management controls will be implemented and adhered to has been offered.

The unauthorised deliveries on Sundays and Bank Holidays, and outside the permitted hours between Monday and Saturday (to the service yard and the front of the store) need to be addressed, in the interests of the amenity and quality of life of the occupiers of nearby houses. The Local Planning Authority have been actively investigating this situation, in conjunction with Sainsbury's and local residents, however, as the situation is continuing, it is recommended that this application is refused, with enforcement action pursued to resolve the breach of conditions.

Not to prejudge a Planning Application, it is considered that limited deliveries on Sundays and Bank Holidays may be acceptable, given the need demonstrated, and as legislation has changed to allow trading upon these days.

**RECOMMENDATION:**

Refusal for the following reason.

An extension of the current delivery hours between Monday to Saturday, and before 09:00 on Sundays and Bank Holidays, will seriously detrimentally affect the amenity of the residents living nearby, due to noise disturbance associated with deliveries, which is contrary to advice within PPG24, and UDP policy DC26.3.

**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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      REFUSE AND ENFORCE**

An extension of the current delivery hours between Monday to Saturday, and before 09:00 on Sundays and Bank Holidays, will seriously detrimentally affect the amenity of the residents living nearby, due to noise disturbance associated with deliveries, which is contrary to advice within PPG24, and UDP policy DC26.3.

**Conditions and/or Reasons**

1) An extension of the current delivery hours between Monday to Saturday, and before 09:00 on Sundays and Bank Holidays, will seriously detrimentally affect the amenity of the residents living nearby, due to noise disturbance associated with deliveries, which is contrary to advice within PPG24, and UDP policy DC26.3.

**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: 090128/JO/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:**

Environmental Health  
North Manchester Regeneration Team  
Engineering Services  
Bury Metropolitan Borough Council  
Rochdale Metropolitan Borough Council  
Greater Manchester Police  
Engineering Services  
Environmental Health  
North Manchester Regeneration Team  
Greater Manchester Police  
Bury Metropolitan Borough Council  
Rochdale Metropolitan Borough Council  
Engineering Services  
Environmental Health  
11 Wyville Drive, Manchester, M9 0QL  
13 Wyville Drive, Manchester, M9 0QL  
12 Wyville Drive, Manchester, M9 0QL  
18 Branksome Drive, Manchester, M9 0GJ  
17 Branksome Drive, Manchester, M9 0GJ  
1 Branksome Drive, Manchester, M9 0GJ  
3 Branksome Drive, Manchester, M9 0GJ  
5 Branksome Drive, Manchester, M9 0GJ  
7 Branksome Drive, Manchester, M9 0GJ  
9 Branksome Drive, Manchester, M9 0GJ  
11 Branksome Drive, Manchester, M9 0GJ  
15 Branksome Drive, Manchester, M9 0GJ  
13 Branksome Drive, Manchester, M9 0GJ  
6 Westway, Manchester, M9 0LQ  
1 Wyville Drive, Manchester, M9 0QL  
3 Wyville Drive, Manchester, M9 0QL  
5 Wyville Drive, Manchester, M9 0QL  
7 Wyville Drive, Manchester, M9 0QL  
5 Westway, Manchester, M9 0GA  
9 Wyville Drive, Manchester, M9 0QL  
3 Westway, Manchester, M9 0GA  
1 Westway, Manchester, M9 0GA  
4 Westway, Manchester, M9 0LQ  
2 Wyville Drive, Manchester, M9 0QL  
4 Wyville Drive, Manchester, M9 0QL  
2 Westway, Manchester, M9 0LQ  
6 Wyville Drive, Manchester, M9 0QL  
8 Wyville Drive, Manchester, M9 0QL  
10 Wyville Drive, Manchester, M9 0QL  
122 Heaton Park Road, Manchester, M9 0QQ  
124 Heaton Park Road, Manchester, M9 0QQ  
126 Heaton Park Road, Manchester, M9 0QQ  
2 Southwood Drive, Manchester, M9 0QG  
4 Southwood Drive, Manchester, M9 0QG  
16 Branksome Drive, Manchester, M9 0GJ  
6 Southwood Drive, Manchester, M9 0QG

14 Branksome Drive, Manchester, M9 0GJ  
8 Southwood Drive, Manchester, M9 0QG  
12 Branksome Drive, Manchester, M9 0GJ  
10 Southwood Drive, Manchester, M9 0QG  
5 Southwood Drive, Manchester, M9 0QG  
12 Southwood Drive, Manchester, M9 0QG  
10 Branksome Drive, Manchester, M9 0GJ  
7 Southwood Drive, Manchester, M9 0QG  
8 Branksome Drive, Manchester, M9 0GJ  
9 Southwood Drive, Manchester, M9 0QG  
6 Branksome Drive, Manchester, M9 0GJ  
11 Southwood Drive, Manchester, M9 0QG  
14 Southwood Drive, Manchester, M9 0QG  
13 Southwood Drive, Manchester, M9 0QG  
4 Branksome Drive, Manchester, M9 0GJ  
2 Branksome Drive, Manchester, M9 0GJ  
13 Westway, Manchester, M9 0GA  
11 Westway, Manchester, M9 0GA  
15 Westway, Manchester, M9 0GA  
9 Westway, Manchester, M9 0GA  
7 Westway, Manchester, M9 0GA  
17 Westway, Manchester, M9 0GA  
18 Westway, Manchester, M9 0LQ  
12 Westway, Manchester, M9 0LQ  
14 Westway, Manchester, M9 0LQ  
10 Westway, Manchester, M9 0LQ  
16 Westway, Manchester, M9 0LQ  
8 Westway, Manchester, M9 0LQ  
Wickes, Heaton Park Road, Manchester, M9 0QS  
114 Heaton Park Road, Manchester, M9 0QQ  
107 Heaton Park Road, Manchester, M9 0QQ  
112 Heaton Park Road, Manchester, M9 0QQ  
105 Heaton Park Road, Manchester, M9 0QQ  
128 Heaton Park Road, Manchester, M9 0QQ  
130 Heaton Park Road, Manchester, M9 0QQ  
126a, Heaton Park Road, Manchester, M9 0QQ  
110 Heaton Park Road, Manchester, M9 0QQ  
103 Heaton Park Road, Manchester, M9 0QQ  
108 Heaton Park Road, Manchester, M9 0QQ  
101 Heaton Park Road, Manchester, M9 0QQ  
106 Heaton Park Road, Manchester, M9 0QQ  
104 Heaton Park Road, Manchester, M9 0QQ  
99 Heaton Park Road, Manchester, M9 0QQ  
97 Heaton Park Road, Manchester, M9 0QQ  
102 Heaton Park Road, Manchester, M9 0QQ  
95 Heaton Park Road, Manchester, M9 0QQ  
100 Heaton Park Road, Manchester, M9 0QQ  
93 Heaton Park Road, Manchester, M9 0QQ  
91 Heaton Park Road, Manchester, M9 0QQ  
109 Heaton Park Road, Manchester, M9 0QQ

113 Heaton Park Road, Manchester, M9 0QQ  
115 Heaton Park Road, Manchester, M9 0QQ  
111 Heaton Park Road, Manchester, M9 0QQ  
117 Heaton Park Road, Manchester, M9 0QQ  
119 Heaton Park Road, Manchester, M9 0QQ  
118 Heaton Park Road, Manchester, M9 0QQ  
116 Heaton Park Road, Manchester, M9 0QQ  
120 Heaton Park Road, Manchester, M9 0QQ  
85 Heaton Park Road, Manchester, M9 0QQ  
87 Heaton Park Road, Manchester, M9 0QQ  
89 Heaton Park Road, Manchester, M9 0QQ  
125 Heaton Park Road, Manchester, M9 0PE  
127 Heaton Park Road, Manchester, M9 0PE  
129 Heaton Park Road, Manchester, M9 0PE  
131 Heaton Park Road, Manchester, M9 0PE  
133 Heaton Park Road, Manchester, M9 0PE  
135 Heaton Park Road, Manchester, M9 0PE  
5 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
7 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
6 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
8 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
9 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
10 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
12 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
11 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
The Three Arrows Hotel, Middleton Road, Manchester, M24 4GY  
Swarbricks, Three Arrows, Middleton Road, Manchester, M24 4GY  
1 Old Hall Lane, Manchester, M24 4GZ  
3 Old Hall Lane, Manchester, M24 4GZ  
5 Old Hall Lane, Manchester, M24 4GZ  
7 Old Hall Lane, Manchester, M24 4GZ  
9 Old Hall Lane, Manchester, M24 4GZ  
11 Errol Avenue, Manchester, M9 0PF  
3 Errol Avenue, Manchester, M9 0PF  
1 Errol Avenue, Manchester, M9 0PF  
9 Errol Avenue, Manchester, M9 0PF  
5 Errol Avenue, Manchester, M9 0PF  
7 Errol Avenue, Manchester, M9 0PF  
7 Glenbrook Road, Manchester, M9 0PP  
8 Glenbrook Road, Manchester, M9 0PW  
5 Glenbrook Road, Manchester, M9 0PP  
6 Glenbrook Road, Manchester, M9 0PW  
3 Glenbrook Road, Manchester, M9 0PP  
4 Glenbrook Road, Manchester, M9 0PW  
1 Glenbrook Road, Manchester, M9 0PP  
145 Heaton Park Road, Manchester, M9 0NZ  
147 Heaton Park Road, Manchester, M9 0NZ  
2 Glenbrook Road, Manchester, M9 0PW  
1 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
2 Cawley Terrace Heaton Park Road, Manchester, M9 0QR

3 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
4 Cawley Terrace Heaton Park Road, Manchester, M9 0QR  
3 Corriss Avenue, Manchester, M9 0GQ  
1 Corriss Avenue, Manchester, M9 0GQ  
7 Dexter Road, Manchester, M9 0GG  
5 Dexter Road, Manchester, M9 0GG  
3 Dexter Road, Manchester, M9 0GG  
1 Dexter Road, Manchester, M9 0GG  
137 Heaton Park Road, Manchester, M9 0PE  
139 Heaton Park Road, Manchester, M9 0PE  
J Sainsbury Plc, Heaton Park Road, Manchester, M9 0QS  
Nevada Bobs, Heaton Park Road, Manchester, M9 0QS  
15 Glenbrook Road, Manchester, M9 0PP  
13 Glenbrook Road, Manchester, M9 0PP  
11 Glenbrook Road, Manchester, M9 0PP  
9 Glenbrook Road, Manchester, M9 0PP  
2 Errol Avenue, Manchester, M9 0PF  
42 Dexter Road, Manchester, M9 0GG  
4 Errol Avenue, Manchester, M9 0PF  
40 Dexter Road, Manchester, M9 0GG  
38 Dexter Road, Manchester, M9 0GG  
6 Errol Avenue, Manchester, M9 0PF  
36 Dexter Road, Manchester, M9 0GG  
8 Errol Avenue, Manchester, M9 0PF  
34 Dexter Road, Manchester, M9 0GG  
32 Dexter Road, Manchester, M9 0GG  
10 Errol Avenue, Manchester, M9 0PF  
30 Dexter Road, Manchester, M9 0GG  
12 Errol Avenue, Manchester, M9 0PF  
14 Errol Avenue, Manchester, M9 0PF  
13 Errol Avenue, Manchester, M9 0PF  
28 Dexter Road, Manchester, M9 0GG  
26 Dexter Road, Manchester, M9 0GG  
32 Glenbrook Road, Manchester, M9 0PW  
30 Glenbrook Road, Manchester, M9 0PW  
28 Glenbrook Road, Manchester, M9 0PW  
26 Glenbrook Road, Manchester, M9 0PW  
31 Deanswood Drive, Manchester, M9 0QZ  
24 Glenbrook Road, Manchester, M9 0PW  
22 Glenbrook Road, Manchester, M9 0PW  
20 Glenbrook Road, Manchester, M9 0PW  
18 Glenbrook Road, Manchester, M9 0PW  
10 Glenbrook Road, Manchester, M9 0PW  
12 Glenbrook Road, Manchester, M9 0PW  
16 Glenbrook Road, Manchester, M9 0PW  
14 Glenbrook Road, Manchester, M9 0PW  
177 Heaton Park Road West, Manchester, M9 0TZ  
179 Heaton Park Road West, Manchester, M9 0TZ  
175 Heaton Park Road West, Manchester, M9 0TZ  
173 Heaton Park Road West, Manchester, M9 0TZ

11 Old Hall Lane, Manchester, M24 4GZ  
11 Dexter Road, Manchester, M9 0GG  
9 Dexter Road, Manchester, M9 0GG  
14 Corriss Avenue, Manchester, M9 0GQ  
16 Corriss Avenue, Manchester, M9 0GQ  
10 Corriss Avenue, Manchester, M9 0GQ  
12 Corriss Avenue, Manchester, M9 0GQ  
8 Corriss Avenue, Manchester, M9 0GQ  
6 Corriss Avenue, Manchester, M9 0GQ  
18 Corriss Avenue, Manchester, M9 0GQ  
20 Corriss Avenue, Manchester, M9 0GQ  
17 Corriss Avenue, Manchester, M9 0GQ  
19 Corriss Avenue, Manchester, M9 0GQ  
13 Corriss Avenue, Manchester, M9 0GQ  
15 Corriss Avenue, Manchester, M9 0GQ  
9 Corriss Avenue, Manchester, M9 0GQ  
11 Corriss Avenue, Manchester, M9 0GQ  
5 Corriss Avenue, Manchester, M9 0GQ  
7 Corriss Avenue, Manchester, M9 0GQ  
121 Heaton Park Road, Manchester, M9 0QQ  
123 Heaton Park Road, Manchester, M9 0QQ  
1a, Southwood Drive, Manchester, M9 0QG  
1 Southwood Drive, Manchester, M9 0QG  
3 Southwood Drive, Manchester, M9 0QG  
Currys Ltd, Heaton Park Road, Manchester, M9 0QS  
2 Corriss Avenue, Manchester, M9 0GQ  
4 Corriss Avenue, Manchester, M9 0GQ  
24 Dexter Road, Manchester, M9 0GG  
22 Dexter Road, Manchester, M9 0GG  
18 Dexter Road, Manchester, M9 0GG  
20 Dexter Road, Manchester, M9 0GG  
16 Dexter Road, Manchester, M9 0GG  
14 Dexter Road, Manchester, M9 0GG  
143 Heaton Park Road, Manchester, M9 0NZ  
13 Old Hall Lane, Manchester, M24 4GZ  
15 Old Hall Lane, Manchester, M24 4GZ  
21 Dexter Road, Manchester, M9 0GG  
23 Dexter Road, Manchester, M9 0GG  
19 Dexter Road, Manchester, M9 0GG  
17 Dexter Road, Manchester, M9 0GG  
15 Dexter Road, Manchester, M9 0GG  
13 Dexter Road, Manchester, M9 0GG  
10 Dexter Road, Manchester, M9 0GG  
12 Dexter Road, Manchester, M9 0GG  
8 Dexter Road, Manchester, M9 0GG  
6 Dexter Road, Manchester, M9 0GG  
4 Dexter Road, Manchester, M9 0GG  
2 Dexter Road, Manchester, M9 0GG  
141 Heaton Park Road, Manchester, M9 0NZ

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

5, CAWLEY TERRACE HEATON PARK ROAD,, HR, BLACKLEY.,  
MANCHESTER., m9 0qr

5, CAWLEY TERRACE, HEATON PARK ROAD,, HR, BLACKLEY.,  
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406 Holcombe Rd, Helmshore, Lancashire, BB4 4nf

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