

Application Number	Date of Appln	Committee Date	Ward
084665/FO/2007/N2	6th Jun 2008	24th Jul 2008	Gorton North Ward

Proposal Erection of 20 apartments in 4 storey block and 54 houses of 2 and 3 storeys in height, with associated works including creation of new vehicular access points onto Constable Street and Western Street and landscaping (Amended scheme)

Location Jubilee Works , Constable Street, Gorton, Manchester, M18 8GJ

Applicant Countryside Properties, C/o Agent

Agent Countryside Properties Countryside House, Lakeside Drive, Centre Park, Warrington, WA1 1RW

Description

This application relates to the site of Lynton Trailers, a company which manufactures caravans/trailers, in an otherwise mostly residential area. The site has an area of 1.31 hectares and has a previous outline planning permission for housing (F40851 - Approved June 1992), which was renewed in March 1995 (047042) and March 1998 (053748).

To the north the site has a long frontage along Western Street, with terraced residential properties on the opposite side of this street. To the east the site has a partial frontage onto Constable Street in between an existing welfare centre and four terraced shop/residential properties, with further terraced residential properties on the opposite side of Constable Street. To the south of the site there is a multi storey block of apartments, which is largely surrounded by open grassland. To the west of the site there is a public footpath with further residential properties and a public park beyond.

The proposed development comprises the erection of 54 two and three storey 3 bedroom houses and 20 apartments (4 x one bed and 16 x two bed) in a four storey block, with associated gardens, garages and roadworks. Originally the development included a single vehicular access point, from Constable Street, although the scheme has now been amended and a second vehicular access point is proposed, onto Western Street, to create a through route for vehicles and pedestrians. This through route would line up with the junction of Western Street and Longford Street, and would effectively be a continuation of Longford Street. Boundary treatment for the site will comprise 2.4 metre high close boarded fencing to the Western boundary, where it adjoins the public footpath, with retention of an existing boundary wall on the southern boundary. On the northern and eastern boundaries, properties would front onto the street.

The houses are orientated so that they face the street and offer surveillance onto the street. Car parking consists of integral garages, for 17 of the houses, driveways to the side of properties, for 18 houses, a parking space in front of the property, for 9 houses, with the remaining 10 houses and 20 apartments having their spaces in a parking court.

As part of the proposal 32 trees would be removed, although approximately 120 new trees are proposed within the development.

The proposal has been advertised on site and in the press as a major development, by virtue of the number of units and the size of the proposed application site.

Consultations

Local residents - 20 letters of objection have been received, on the following grounds:

- Currently surrounding streets are quite quiet and peaceful and this would be lost when the development is built, due to lots of additional activity and associated noise, at the site.
- At present the commercial use of the site creates no great disturbance and is inactive at night making it even quieter and the proposed development would end this peacefulness.
- Nearby houses would suffer a loss of daylight as the proposed new houses, particularly the three storey units and the apartment block, would cause overshadowing and lead to a loss of privacy.
- Loss of privacy to nearby residents would be further aggravated by the fact that many large trees which presently screen the development site are earmarked for removal with no replacements indicated. Presently parts of the site are obscured by surrounding mature trees, which along with the open space of the park and footpath create a relatively pleasant environment. If the proposal goes ahead, some or all of this greenery would be lost, making the environment uglier. The plans indicate that 32 trees would be lost, which is a significant loss. It is acknowledged that some replacements are proposed, but these appear to be in the central part of the site, and not easily visible from outside the site.
- During construction heavy vehicles visiting the site would result in disruption to local residents and a danger to children living on the nearby streets.
- At the top of Pinnington Road, there is a fence, which restricts access from the public footpath. It is considered that some youths would climb over the fence, using it as a shortcut to surrounding areas, and this would be detrimental to surrounding residents.
- The trees to be removed are of high value to local residents, not low value as indicated by the applicants.
- The proposal will lead to the loss of wildlife habitats in the existing site.
- The properties may be purchased as an investment to rent out, rather than as a property to live in.
- The area does not need any more apartments and needs more family housing.

Abbey Hey Tenants and Residents Association - They are concerned that the development includes apartments, as they believe that family housing is what is needed in the area and there is a demand for houses for families rather than apartments. They are also opposed to any development over 2 storeys high, in this location, and consider that the development should include a playground for children.

Ward Councillors - One of the ward councillors has expressed concern about the scheme and feels that there are too many apartments. She considers that there is already an overprovision of apartments in the area, and what is needed

is more three or four bedroom family houses to enable growing families to remain in the area. She considers that apartments such as these tend not to add to community stability, as they tend to end up in the private rented sector, and in the Abbey Hey area, this sector has a high turnover. Also, she considers that there needs to be a recycling bring point located in the development, enabling a wider range of refuse to be recycled.

Head of Engineering Services - No objections in principle although concern was expressed about access design and visibility, which was considered appropriate to address by way of a section 38 agreement with the City Council. It was also recommended that a driveway to one of the plots be relocated, as it would potentially conflict with traffic using the junction of Longford Road, Western Street and the new access road. The applicant has satisfactorily addressed this point.

Head of Regulatory and Enforcement Services - No objections, subject to conditions relating to ground contamination and refuse collection.

Chief Landscape Architect - Does not consider that the soft landscape details are acceptable and requires further information in relation to species and densities. It is also considered that the proposed tree planting should be more evenly distributed across the development.

Environment and Operations -The Arboricultural Officer is generally satisfied that the majority of trees to be removed are not of good quality, with the exception of a group of trees, indicated for removal on the Western street boundary of the site, which are considered worthy of retention.

New East Manchester - Have informally indicated their support for the scheme. A formal response is awaited and any significant comments would be reported to Committee.

Environment Agency - No objections, subject to any permission including conditions relating to surface water regulation and possible site contamination. They also recommend that further bat surveys are carried out prior to any building demolition.

Greater Manchester Police Architectural Liaison Officer- In response to a consultation on the original proposal, which did not include the vehicular access point onto Western Street, they raised no objections. When the new vehicular access point onto Western Street was introduced into the scheme though, they raised concerns about the scheme, as they considered this would allow ease of access to the footpath to the rear of the site, which they consider to be a conduit for crime. They considered that this could possibly be addressed by higher boundary fencing to the rear of, and in between properties; by more defined boundary treatment at the front of properties, and by removing a number of rear alleyways, which were proposed to the rear of, and in between properties. At present they have concerns regarding the proposal, but are considering the new boundary fencing details. A further response is expected before the Committee meeting. They have also requested that the ground floor balconies, to the apartment block, be removed as they act as a 'ladder' to the upper floor apartments. The applicants have submitted revised plans showing the removal of these balconies.

Greater Manchester Ecology Unit - Noted that the submitted bat survey found no evidence of bats and considered the site to have limited potential for bat roosting. However, due to the timing of the survey a number of recommendations were made, in the submitted report, in relation to the timing and methodology for demolition of the buildings. The Ecology Unit requests a condition relating to these recommendations, along with one relating to the timing of vegetation clearance and a condition relating to the provision of ecological enhancement features, in the development, such as bat and bird boxes.

Site Appraisal Group For Affordable Housing - Recommended that the provision for affordability in this scheme should be a minimum of 5% socially rented housing and 15% intermediate housing.

Issues

National Policies and Guidance

Relevant national guidance can be found in Planning Policy Statement 1 'Delivering Sustainable Development' (February 2005) and PPS3 'Housing' (November 2006).

PPS1 sets out the overarching planning policies on the delivery of sustainable development and the general principles of the planning system. 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, Planning Policy Statement 1 clearly outlines the importance of creating sustainable communities. In relation to design, it states that good design ensures attractive usable, durable and adaptable places and is a key element to achieving sustainable development. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

PPS3 'Housing' provides guidance on the creation of new housing in order to create attractive, safe and high quality development. The guidance also emphasises that the majority of new housing should be located on brownfield land and should be located in sustainable locations. This guidance is a material consideration when assessing proposal for residential schemes and states that new housing development should not be viewed in isolation. Consideration of design and layout must be informed by context, having regard to immediate neighbours and the wider locality. Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Reflecting policy in PPS1, good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should

not be accepted. Matters to consider when assessing design quality include the extent to which the proposed development:

- * Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.
- * Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- * Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

Planning Policy Statement 23 (PPS 23): Planning and Pollution Control

This Statement advises that in considering individual planning applications, the potential for contamination to be present must be considered in relation to the existing use and circumstances of the land, the proposed new use and the possibility of encountering contamination during development. The Local Planning Authority should satisfy itself that the potential for contamination and any risks arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to deal with unacceptable risks. Particular attention should be paid to sites where there is a reason to suspect contamination, such as the existence of former industrial uses, and to those for particularly sensitive use such as housing likely to be used by families with children. The Statement emphasises the importance of developments on brown field sites and the significant benefits of the regeneration of land and the recycling of such sites for new sustainable development. In this particular instance, preliminary site investigations indicate that significant levels of contamination at this site are likely and remediation will be necessary. As such, the site would need to be fully remediated to allow re-use for the uses proposed.

Regional Planning Guidance

In terms of regional policy, the Draft North West Plan (The Regional Spatial Strategy) was submitted to Government on 30th January 2006, published for public consultation on 20th March 2006 and closed on 12 June 2006. The Examination in Public commenced in October and the final plan is expected to be published towards the end of 2008. This plan (RSS) will replace Regional Planning Guidance for the North West (RPG 13). The RSS contains many of the themes contained in RPG13 in terms of urban regeneration and the use of previously developed land. The key theme underpinning RSS however is sustainable development. The strategy to achieve this sustainable environment involves an integrated and long-term approach to ensure that progress is made in pursuit of all the economic, social and environmental objectives. The overriding aim of the RPG is to promote sustainable patterns of development and the approach towards housing emphasises better quality in housing stock and residential environments.

Policy DP1 encourages both the economic use of land and the development of brownfield land. Policy DP3 states that new development must demonstrate good design quality and respect for its setting. Policy UR1 identifies the

sustainable regeneration of the region's urban areas as a clear priority. Emphasis is placed on the reuse of derelict land and buildings, the balanced distribution of good quality dwellings and access to employment and community facilities.

Local Policies

Unitary Development Plan for the City of Manchester

The site lies within a residential area of Gorton North. North and South Gorton comprise distinctive, well established communities bordering on the City's boundaries with Tameside and Stockport. Within the predominantly residential areas are pockets of longstanding industry which, although they provide much needed facilities, can sometimes cause considerable disamenity for local people. Gorton has a relatively high level of open space and some facilities, such as the playing fields and parks, attract users from outside the area. Within the densely built housing areas, an attractive environment and useful leisure space is sometimes lacking. The application site is covered by area policies GO1 and land use allocation policy GO5.

Policy GO1 states that in deciding its attitudes to proposals within North and South Gorton, the Council will have regard to the general policies within Part 1 of the Plan in order to:- a) improve the quality and range of the local housing stock to meet the needs of the community; b) improve the quality of the local environment; d) improve the quality and promote the use of open spaces and recreational facilities for leisure use; and f) provide an efficient transport system, improving access to job opportunities, shopping and leisure facilities and open space.

The application site is an area of land that has a land use allocation in the adopted Unitary Development Plan (UDP) for the City of Manchester. The land is allocated for residential purposes and is covered by Policy GO5. The policy states that certain sites are allocated for new residential development, including j) Jubilee Works, Constable Street; as these sites will contribute to the regeneration of Gorton North and South and the Plan's overall housing land availability.

When dealing with applications of this nature, regard is given to Development Control Policies No. 7 "New Housing Development" and No. 16 "Street Landscapes". Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC16 can be applied here as this requires the retention of existing trees and the provision of tree planting along the public frontages of sites.

Further housing policies include H1.2, H2.1, H2.2 and H2.7. Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive through Policy H2.1. Policy H2.2 is also relevant and states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will

consider will include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution. Finally, H2.7 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards improving the City's environment. Areas of incidental space should not be formed unless arrangements are made for their proper and enduring maintenance.

There are also further Environmental and Transport Policies that are relevant in this case. The Environmental Policies include E1.5, E1.6, E2.4, E2.6 and E3.5. With regards to the City Council's aim to ensure sustainability within developments, Policy E1.5 outlines that the Council will contribute towards energy conservation by ensuring that new development is located where it can be easily served by public transport and by encouraging high standards of energy efficiency. Policy E1.6 relates to the materials used for developments and outlines how the Council will require that building materials used are environmentally friendly wherever it is possible. Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Policy E2.6 outlines that the Council will prevent wherever possible the loss of existing trees and will encourage the extensive use of broadleaved trees in planting schemes to improve the appearance of built up areas.

Finally, Policy E3.5 explains that the Council will promote measures, which will lead to a safer environment for all people living in and using the City. These measures will include:-

- a) ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) designing landscaping schemes so as to minimise the risk of attack;
- c) that community facilities are located where they are easy and safe to get to;
- d) providing safe places for children to play;
- e) improving road safety.

Transport policies T2.4 and T3.1 can also be applied to this proposal. Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development. Policy T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

City Council Interim Policy Approach (Housing Development Pipeline: Planning Response) - On 13th September 2006 the Executive Committee of the Council approved an interim policy approach in respect of proposals for high density residential developments. It states that high density apartment led developments outside the city centre and its fringes will not be supported by the Council, unless it can be demonstrated that such development is required on a particular site to achieve the City's aims and objectives.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. Planning Policy Statement 3 'Housing' states that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Under point 2.12 'Buildings should front onto streets', the Guide states that: It is important to achieve an adequate level of enclosure if streets and open spaces are to provide a sense of place and help people feel comfortable and safe. Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance.

Principle - The site lies within a predominantly residential area, and it is considered that the redevelopment of this vacant area of land, including former industrial premises, for residential use is acceptable in principle and in line with the land use allocation for new residential development in order to contribute to the regeneration of Gorton North and South and the Plan's overall housing land availability.

Siting and Layout - Improvements have been made to the layout of the scheme, and dwelling mix, from the original submission. The applicant has incorporated the principles of the Development Guide by ensuring that all units have their principle frontage to the street. The proposal reflects a traditional form of

development influenced by the character of the surrounding urban area. Following negotiations, the layout now adopts a traditional permeable street pattern, symbolic of many suburban areas, with a through route created from Constable Street onto Western Street. A row of properties has been created, which back on to the existing footpath to the west of the site, and front onto the new access road, from Western Street, creating a row of properties, which is effectively a continue of the row of properties which front onto Longford Street, to the north of the site. In addition and in accordance with The Guide to Development in Manchester, the proposal is orientated to face the key frontages of Constable Street and Western Street. The proposed development is therefore set around the existing road pattern and connects into the existing residential streets, in order to integrate into the existing urban fabric. The properties proposed are to be built with a front gardens to provide defensible space from the highway. This is considered to be in line with good urban design principles and the streetscape, and will enable appropriate visibility splays to be provided. All the new properties have off-street parking/driveways (which the majority of other houses in the area do not have), and the rear gardens are larger in size than the rear yards/amenity space that the existing houses have in the area. In relation to apartments, the number proposed is approximately 27% of the total number of units, and compared to the original submission, has been significantly reduced, from 32 to 20 units. The apartments are predominantly two bed (16 x 2 bed and 4 x 1 bed), and would be located in the corner of the site, and have a large area of private amenity space. Generally, it is considered that the scheme comprises predominantly family housing and the overall mix proposed is considered suitable for this area, and is supported by the regeneration body for the area. Therefore, the proposal is not considered to be overdevelopment of the site and the siting is considered to be acceptable in this instance.

Density and Scale - The surrounding area is characterised predominantly by two storey residential properties in terraces, with some two-storey commercial uses close to the site, and a large park to the west. The level of built form to garden areas provides a medium density development that is in keeping with the layout and density of housing in the vicinity. The majority of the housing proposed would be two storeys in height, with 17 of the 54 houses being 3 storeys in height. The 3 storey housing would be spread across the site, with 5 units on the Western Street frontage. The apartment block would be 4 storeys high, and would be located at the south eastern corner of the site, in close proximity to an existing 15 storey apartment block (Abbey Court), which is located just to the south of the application site. Overall, it is felt that the scheme is of an appropriate scale and mass in relation to the surrounding area. Therefore, it is considered that this development is acceptable in relation to density and massing.

Design and Appearance - This proposal includes the creation of good quality residential accommodation that will improve the appearance of the site and the area. The proposed buildings have a traditional design that utilises the positive features of the site and surrounding properties. The buildings have been designed as mostly two storey dwellings to be sympathetic to the existing buildings and address the main site frontages. The materials again will be traditional and in keeping with those existing in the area, mainly red/orange brick and slate/tile roofs. Frontages are detailed with porches, dormers and Juliette balconies to add interest and relief, and windows are vertical in

proportion to reflect the surrounding character. All of the houses have habitable room windows overlooking the street to increase visual surveillance and to be in line with the City Council's Guide to Development. In the majority of cases, these are provided at ground floor level, although there are a number of places in the scheme where 'runs' of up to 5 houses have no ground floor habitable windows, having instead a front door and garage door facing onto the street, at ground floor level. The applicants were requested to reduce the number of these units, but they contend that there are only 15 such units, within the scheme, and that all these units are subject to a high level of natural surveillance from pedestrians, vehicles and other properties. Also, they state that all these units are in the centre of a 'terraced run', where the end properties have the appropriate ground floor window, and that a higher degree of surveillance is also possible from the first floor, due to the fully glazed patio doors, which they consider improves the field of vision for householders and therefore adds to the level of informal surveillance and security in the locality, as these are active room windows, rather than bedrooms. With regards to boundary treatment, the houses will be surrounded with quality boundary treatments including brick walls and timber fencing to create a suburban appearance. On balance, it is considered that the design will create a general improvement to the overall appearance within this area and it is considered that this development will create a positive feature within the Constable Street/Western Street area. Therefore, it is considered that the design and external appearance of this development is acceptable.

Trees and Landscaping - There are some trees on the site (approximately 32) and these are generally of low value, and these trees would be lost. As replacements, approximately 120 new trees are proposed, which represents a considerable increase in the amount of trees on the site, and is significantly more than the 110% net gain of tree planting as recommended within the City Council's Greening Strategy. The Arboricultural Officer is largely agreeable to the proposed tree removal apart from a number of trees on the Western Street frontage, which he considers to be worthy of retention. This would however prevent any development taking place at the north east corner of the site, and given the amount of replacement trees proposed, it is considered that the overall tree provision on the site is acceptable. In addition, the applicant has agreed to a financial contribution, which will, in part, be used to fund additional tree planting in the vicinity of the site. Comments of the Chief Landscape Architect have yet to be addressed, and a condition will be needed, requiring the submission a comprehensive landscaping scheme for the site.

Wildlife - There is no evidence of any wildlife on site, although the bat survey carried out was outside the bat maternity season, and is considered to be an inappropriate time to carry out the survey. It is therefore considered that a condition be attached requiring a further survey to be carried out at a more suitable time of year, and prior to demolition, with conservation measures to be agreed if bats are discovered.

Boundary details - Along the western boundary of the site, where the development adjoins the footpath link, it is proposed to erect a 2.4 metre high close boarded fence, with 1.8 metre fencing between plots. 1.1 metre high railings would be provided along the front boundary of properties. Along the southern boundary, the existing boundary wall would be retained.

Car Parking & Highways - Policy T2.4 states that the City Council will expect developments to make adequate provision for their parking requirements and particular consideration should be given to the ability of the local road network to accommodate the traffic generated by the proposed development. With over 100% parking being provided for the new residential units, plus visitor parking, through either garages or driveways, or parking courts, it is considered that, overall, this development has adequate and satisfactory car parking provision.

Some car parking is provided in front of the properties, with 9 houses having this arrangement, and the applicants were requested to remove this from the scheme. They consider that the Guide to Development in Manchester Supplementary Planning Guidance does not prohibit parking in front of the building line, and says it should be discouraged. The applicants feel that this implies flexibility and that the location and design of this scheme merit such flexibility. They consider that the scheme provides a flexible approach to parking provision so that no one form dominates the streetscene, with 30% of houses having in-curtilage side parking, 35% having integral garages, 19% utilizing parking courts with 9% having dedicated frontage parking and 7% having a combination of frontage parking and parking court use. The applicants consider that removing frontage car parking would lead to the removal of terraced units and result in a scheme which was virtually all detached and semi-detached houses. They consider that such a scheme would be out of character with the wider area, and that the submitted scheme provides a wider mix and choice of family housing. Given the number of spaces involved, it is considered that, in this location, the provision of such spaces would not have a harmful impact upon the visual amenity of the area, and they can be accommodated.

It is acknowledged that the provision of 74 new dwellinghouses and apartments will create additional vehicular traffic within the area. However, a Transport Assessment has been submitted with the application and the Head of Engineering Services is largely happy with the highways layout within the scheme. Some amendments were suggested, which have been addressed by the applicants, although further comments are awaited on the final revised layout. It is not, however, considered that the proposed development would be detrimental to the levels of pedestrian and highway safety currently enjoyed in the vicinity of the site.

Disabled Access - The apartment block contains a lift, and all apartments are accessible, for a disabled person to live in, and all the houses are accessible to a disabled visitor. The applicants state that the development meets current Building Regulations standards, in terms of access for disabled people. These arrangements are considered satisfactory.

Waste management - Each dwelling would have separate bins for refuse, garden waste, paper and glass, and would be located at the rear of the dwellings. The apartments contain a refuse storage area, which is easily accessible and accommodates the required number of bins for a block of this size. These arrangements are considered acceptable.

Affordability - The Council's Site Appraisal Group For Affordable Housing considered this scheme and recommended that the provision for affordability in this scheme should be a minimum of 5% socially rented housing and 15% intermediate housing. Providing for Housing Choice Supplementary Planning

Guidance (adopted March 2008) is the relevant City Council document in relation to the delivery of affordable housing. Within this document, Paragraph 5.56 of "Providing for Housing Choice" provides a list of exceptions for the provision of affordable housing under the Policy where a lower proportion of socially rented and intermediate housing, or a lower commuted sum, may be permitted where material considerations indicate that this would be appropriate. This proposal meets a number of exceptions listed at paragraph 5.56, in that there is already a very high level of affordable housing in the immediate area, there is a high proportion of socially rented housing and low house prices in the immediate area. Also, such circumstances could include 'where ' A legally binding agreement had been reached on land values by 1st December 2007 which had not incorporated the cost of affordable housing'. The applicants have provided evidence which shows that the site was purchased on 25th October 2007, and therefore prior to 1st December 2007. The applicants state that negotiations on land value did not incorporate the cost of affordable housing, as there was no policy requirement at the time, and they therefore consider that this scheme should be exempt, and to introduce it now would make the scheme unviable. In addition a financial feasibility has been submitted, and assessed by the corporate team who consider that the information supplied lacks detail so it is not possible to gauge a full picture of the applicants position. However, they also conclude that the numbers supplied do not seem to be unreasonable. Indeed if anything the build costs appear to be low, and given the numbers supplied, they consider that the provision of affordable units will have to impact on the land value.

The development of the site for housing contributes to the regeneration objectives in the East Manchester Regeneration Framework by increasing the amount of family housing in this area of Gorton, which is dominated by social housing and pre-war terraced housing, much of which consists of small pavement terraces. The scheme proposes a range of medium sized detached, semi-detached and terraced properties that will be available for private sale and will help to provide more variety in the local housing stock. The value of properties in this particular area is already low in comparison to other areas of the City and therefore, this development would assist to improve this situation and provide a different type of property for the local people to move into. Therefore, it is for these reasons that the scheme proposed is considered appropriate in its current form.

Sustainability - The nearest bus stops are located within the immediate vicinity of the site, from Abbey Hey Lane, and the site also lies close to the two main radial routes into the City Centre, Ashton Old Road and Hyde Road. The application site is therefore accessible by non-car modes of transport and it is considered that the location is therefore sustainable in terms of reducing emissions from the vehicles by encouraging the use of forms of transport other than the private car. The applicant has submitted a BREEAM eco homes rating in support of the application. This pre-assessment confirms that all the new residential units will achieve a minimum rating of good. It is considered that a condition requiring the equivalent Code For Sustainable Homes Level 3 rating, to be achieved, should be attached to any approval. The provision of sustainable developments is very important and it is recognised that the applicants are mindful to achieve this rating.

Security - The applicants have provided a Crime Impact Statement completed by Greater Manchester Police, which confirms that crime prevention measures will be incorporated into the design, and the design will have full regard to the principles of Secure by Design. The properties have defensible space to the front and all houses have car parking, which is in-curtilage or provided in a secure parking area. Where parking courtyards are proposed, these are to be gated. The developer will be seeking to achieve "Secured by Design" status for the development, and it is considered appropriate to attach a condition to any approval requiring the applicant to achieve this standard. The Greater Manchester Police Architectural Liaison officer had some concerns when the vehicular link onto Western Street was introduced into the scheme, considering that this could provide an escape route from the development onto the footpath behind. Discussions were held though, and it was considered that improved boundary treatments could overcome this problem. These improved arrangements have been submitted from the applicants and confirmation is awaited from the Architectural Liaison Officer, that these proposals are acceptable.

Flood Risk Assessment - PPS25 sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of high risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. This site is not located within a flood zone area, however, it is now required for all developments on sites over 1 hectare in size to include a Flood Risk Assessment as part of the planning application. Annex F of PPS25 relates to Managing Surface Water and it highlights that the effective disposal of surface water from development is a material planning consideration in determining proposals for the development and use of land and as such a flood risk assessment must be submitted to show how surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account. Based on the above, the applicant's prepared a flood risk assessment, which was assessed by the Environment Agency who consider that the proposed development would provide a betterment in surface water runoff by controlling the discharges from the new development. They therefore have no objections to the proposal, subject to a condition relating to the provision of a surface water regulation system.

Residential Amenity - It is acknowledged that there are residential properties directly surrounding the application site and there would be an increase in the amount of activity at the site, compared to the existing vacant premises/land. However, as this is a residential proposal, there should not be a significant increase in the noise generated from the site and the general activity should be limited to residents leaving and returning the accommodation. Concerns have been raised about the potential loss of light, privacy and overshadowing. It is not considered that there would not be any reduction in the light currently received by existing properties, and the development meets privacy requirements. In addition, the highest element of the scheme, the apartment block, is located over 20 metres from the nearest housing, and this is a

sufficient enough distance that it would not lead to any overshadowing of adjacent properties. Concerns have also been raised about the loss of trees on the site, but the replacement number of trees proposed far outstrips the number of trees lost. Residents of Pinnington Road are concerned that some trees, which presently screen the buildings on site, would be lost. This is the case, although views of the existing industrial buildings would be replaced by views of a residential development. In addition, the financial contribution, to be provided by the developer will, in part, be used to fund additional tree planting in the vicinity of the site, and particularly along the public footpath to the west of the site, which will provide some screening of the site. Therefore, it is not considered that this proposal will have a detrimental impact on the residential amenity currently enjoyed by the surrounding occupants. A significant number of conditions would be included in any approval that would protect the amenity of the surrounding residents.

Legal Agreement - The applicants have agreed to enter into a legal agreement relating to a financial contribution towards the general upgrading of the public park located to the west of the application site, and other environmental improvement works, in the vicinity of the site, including new tree planting. This is in addition to the large gardens provided within the development for the new occupants and a comprehensive landscaping scheme including significant number of new trees within the development.

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

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

Recommendation APPROVE

(Subject to the applicant entering into a Legal Agreement relating to a financial contribution towards the upgrading of the public park space adjacent to the application site and for improving and maintaining the general environment, public realm and highways)

On the basis that the proposal is in accord with the City Council's Unitary Development Plan (in particular Policies GO1, GO5, DC7, DC16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.5, T2.4 and T3.1) and with other material considerations of material weight (in particular the Guide to Development in

Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West, in particular policies DP1, DP3 and UR1) and there are no material considerations of sufficient weight to indicate otherwise, in that the development would provide high quality affordable accommodation at this site, the scheme is a good quality design that does not harm the character of the area, there would not be any significant impacts on the residential amenities of adjoining occupiers; and generally the proposal would provide a good quality affordable development within the area to the benefit of 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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings numbered COLNE-DFA/01 rev A, COLNE-DFA/02 rev A, J00140-09 rev A, J00140-10 rev D, J00140-11, THAME-DFAA/01, THAME-DFAA/02, THAME-DFA-A/03, RSD 9001, RSD 9101, RSD 9102 rev B, RSD 9202 and the street scene drawing, stamped as received by the City Council, as Local Planning Authority, on 24th June 2008 and drawings numbered GM-120-PL-01 rev L1, J00140-01 rev A, J00140-02, J00140-03, J00140-04, J00140-05 rev A, J00140-06 rev A, J00140-07 rev A and J-00140-08 rev A, stamped as received by the City Council, as Local Planning Authority, on 9th July 2008, unless otherwise agreed in writing by the City Council as Local Planning Authority:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies GO1, GO5, DC7, DC16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.5, T2.4 and T3.1 of the Manchester Unitary Development Plan, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted April 2007, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West, in particular policies DP1, DP3 and UR1.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located. Pursuant to policies GO1, GO5, H1.2, H2.1, H2.2, H2.7, E1.6, and E3.5 of the Manchester Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and Planning Policy Statement 1 (PPS1).

4) Notwithstanding the submitted landscape drawings 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 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 policies GO1, GO5, DC16, H1.2, H2.1, H2.2, H2.7 and E2.6 of the Manchester Unitary Development Plan, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) Prior to the commencement of any development, full details of a scheme for the management and maintenance of the hard and soft landscaping around the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping will then be maintained in accordance with these details unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out and maintained, pursuant to Policies H2.2, E2.6, E3.1 and E3.5, of the Unitary Development Plan for the City of Manchester.

6) 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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

7) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to Policies E2.6 of the adopted UDP for the City of Manchester.

8) Notwithstanding the submitted BREEAM eco-Homes pre-assessment, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

9) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what

measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

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

Reason

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

11) 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.

12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting

that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies H2.2 and T2.4 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garage accommodation hereby approved, as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason

The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

14) No trade or business shall be carried out in the garage, because the use of the garage, including basement area, for trade or business purposes would require a separate grant of planning permission.

Reason - The use of the garage for any use other than ancillary to residential use would constitute development requiring planning permission, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

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

Reason -

In order to insure a quality living environment for all residents, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

16) No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the City Council, as Local Planning Authority in consultation with the Environment Agency. The scheme shall be developed following the recommendations made in the Flood Risk Assessment (ref: 997/R03 dated 23 January 2008) prepared by Weetwood. The scheme shall be completed in accordance with the approved plans.

Reason

To reduce the increased risk of flooding, pursuant to Policy DC21.1 of the Unitary Development Plan for the City of Manchester.

17) Prior to the demolition of any buildings, a further bat survey shall be carried out at a time to be agreed in writing with the City Council, as Local Planning Authority. If bats are found to inhabit these buildings, no development should commence until a scheme for the conservation of this species has been agreed with the City Council, as Local Planning Authority and Natural England.

Reason

To ensure the protection of habitats of bats which are a protected species under the Wildlife and Countryside Act 1981 and pursuant to policy E2.3 of the Unitary Development Plan for the City of Manchester.

18) No clearance of any vegetation, shall be carried out during the optimal period for bird nesting (March to July inclusive), unless nesting birds have been shown to be absent in accordance with details which have been submitted to, and approved in writing by, the City Council, as Local Planning Authority.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.3 and E2.4 of the adopted Manchester Unitary Development Plan and the Guide to Development in Manchester.

19) No part of the development hereby granted permission shall be commenced until details have been submitted to, and approved in writing by, the City Council, as Local Planning Authority which indicates the provision of new bat boxes/tubes and new nest boxes for birds and new wildlife habitat on site and a scheme for the future protection of this habitat. The new bat boxes/tubes, nest boxes and habitat shall be implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority, prior to occupation of any of the housing units.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.3 and E2.4 of the adopted Manchester Unitary Development Plan and the Guide to Development in Manchester.

20) A minimum 2.0m x 2.0m pedestrian visibility splay must be maintained at all the vehicular access points around the site and to the new dwellings hereby approved.

Reason - In the interests of vehicle and pedestrian safety in and around the development, pursuant to Policies H2.2, E3.5 and T3.1 of the Unitary Development Plan for the City of Manchester.

21) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

22) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries, the location of parking for contractors' vehicles and directional signage, shall be submitted to and approved in writing by the City Council as local planning authority. The agreed strategy shall be implemented for the duration of the construction period

Reason - To safeguard the amenity so of nearby residents, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) All contractors vehicles entering and leaving the site during the construction period shall be properly sheeted.

Reason - To ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings, and in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

24) The details of an emergency telephone contact number for the building contractor shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 084665/FO/2007/N2 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
New East Manchester
Chief Executive's Landscape Practice Group
Greater Manchester Police
Engineering Services
Environmental Health
Contaminated Land Section
Chief Executive's Landscape Practice Group

Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
New East Manchester
Greater Manchester Police
Greater Manchester Ecology Unit
Environment Agency
Greater Manchester Police
Engineering Services
154-166, 172-190, 198-228(even) Chapman Street, Manchester, M18 8LZ
1-69 (odd), 2-88 (even) Pinnington Road, Manchester, M18 8NR
1-93 (odd), 2-34(even) Ewan Street, Manchester, M18 8NS
1-63 (odd), 62-72 (even) Carberry Road, Manchester, M18 8PG
43-55 (odd),18-54 (even) Walnut Street, Manchester, M18 8PP
1-38 (all) Azalea Avenue, Manchester, M18 8PQ
2-38 (even),1-53 (odd) Longford Street, Manchester, M18 8QG
1-35 (all) Elsdon Drive, Manchester, M18 8WG
1-15 (odd), 2-24 (even), Cheddar Street, Manchester, M18 8QB
13-49 (odd), 2-18 (even) Hawthorn Street, Manchester, M18 8QD
California Wines, 192 Chapman Street, Manchester, M18 8NU
Fred's Discount Store, 194 Chapman Street, Manchester, M18 8WB
Candy Box, 196 Chapman Street, Manchester, M18 8WB
Super Choice Wines, 170 Chapman Street, Manchester, M18 8WD
Legal Process Services Ltd, PO Box 125, Manchester, M18 8XF
PO Box 270, Manchester, M18 8YW
Operational Services, PO Box 271, Manchester, M18 8YU
219 Lees Street, Manchester, M18 8GA
Lynton Trailers Uk Ltd, Constable Street, Manchester, M18 8GJ
3-7 (odd) Constable Street, Manchester, M18 8GD
67a, 35-43, 47-67 (odd), 4-44(even) Constable Street, Manchester, M18 8GD
Malik`s, 45 Constable Street, Manchester, M18 8GD
1-11 (odd), 2-18 (even) Gidlow Street, Manchester, M18 8GE
1-12 (all) Rumbold Street, Manchester, M18 8GF
1-35 (odd) Western Street, Manchester, M18 8GG
2-8 (even) Freshwater Street, Manchester, M18 8GH
2,4,1-7(odd) Compstall Grove, Manchester, M18 8GL
1-39(odd), 2-36 (even) Maybury Street, Manchester, M18 8GP
2-42 (even) Field Street, Manchester, M18 8GT
2-34 (even) Welbeck Street, Manchester, M18 8GW
1-19 (odd), 2-22 (even) Hollybush Street, Manchester, M18 8PS
Flats 1-72 (all), Abbey Court, Abbey Hey Lane, Manchester, M18 8PU
1-17 (odd), 2-14 (even) Bread Street, Manchester, M18 8QF
1-7 (odd), 2-10 (even) Rutland Street, Manchester, M18 8QH
188-222 (even), 197-205 (odd) Lees Street, Manchester, M18 8QN
1-31 (odd), 2-34 (even) Walmer Street, Manchester, M18 8QP
2-48 (even) Long Street, Manchester, M18 8QT
1-27 (all) Aysgarth Avenue, Manchester, M18 8RA
2 Schools Road, Manchester, M18 8RF
399, 407, 361-373, 423-461 (odd) Abbey Hey Lane, Manchester, M18 8RB
Rectory, Abbey Hey Lane, Manchester, M18 8RB
1-6 (all) Ernocroft Grove, Manchester, M18 8GB
Tantalize Tanning Salon, 431a, Abbey Hey Lane, Manchester, M18 8RR
2-8 (even) Union Street, Manchester, M18 8RT
1-22 (all) Redacre Road, Manchester, M18 8RU

1-11 (all) Louvaine Close, Manchester, M18 8SJ
Gospel Hall, Highmead Street, Manchester, M18 8PJ
Prince Of Wales, 410 Abbey Hey Lane, Manchester, M18 8RQ
Emmas Bakery, 1 Constable Street, Manchester, M18 8GD
St. Georges Residential Home, Abbey Hey Lane, Manchester, M18 8RB
431b, Abbey Hey Lane, Manchester, M18 8RR
431c, Abbey Hey Lane, Manchester, M18 8RR
431d, Abbey Hey Lane, Manchester, M18 8RR
431e, Abbey Hey Lane, Manchester, M18 8RR
431f, Abbey Hey Lane, Manchester, M18 8RR
Abbey Hey Clinic, Constable Street, Manchester, M18 8GD

Representations were received from the following third parties:

S M Harvey, 57 Pinnington Road, Gorton, Manchester
E Brady 59 Pinnington Road, Gorton, Manchester
M J Davies, 61 Pinnington Road, Gorton, Manchester
W Reeves, 63 Pinnington Road, Gorton, Manchester
S Grimshaw, 64 Pinnington Road, Gorton, Manchester
D Hampson, 65 Pinnington Road, Gorton, Manchester
K Grimshaw 66 Pinnington Road, Gorton, Manchester
K Bramhall, 68 Pinnington Road, Gorton, Manchester
Mr Flynn, 69 Pinnington Road, Gorton, Manchester
D Chapman, 72 Pinnington Road, Gorton, Manchester
R W Tyson, 74 Pinnington Road, Gorton, Manchester
Karen Daulby, 76 Pinnington Road, Gorton, Manchester
The Occupier, 78 Pinnington Road, Gorton, Manchester
D Sirat, 80 Pinnington Road, Gorton, Manchester
J MacKenzie, 84 Pinnington Road, Gorton, Manchester
M Gutteridge/E Frikvist, 86 Pinnington Road, Gorton, Manchester
V & R Mc Cormick, 88 Pinnington Road, Gorton, Manchester
Mr Peter Gilmore, 49 Carberry Road, Gorton, Manchester
S J Angus, 16 Redacre Rd
B Spencer, 15 Western Street, Gorton, Manchester

Relevant Contact Officer : Ian Jarvis
Telephone number : 0161 234 4079
Email : i.jarvis@manchester.gov.uk