

Application Number	Date of Appln	Committee Date	Ward
086531/LO/2008/N1	20th May 2008	24th Jul 2008	Harpurhey Ward

Proposal LISTED BUILDING CONSENT for demolition of second class male pool and rebuilding to form 3 storey teaching block, and retention and refurbishment of first class male pool and main entrance area in association with the educational use of building, incorporating internal and external alterations to the building

Location Harpurhey Baths, Rochdale Road, Harpurhey, Manchester, M9 4AF,

Applicant MANCAT, Manchester College Of Arts And Technology, Openshaw Campus, Ashton Old Road, Openshaw, Manchester, M11 2WH

Agent Walker Simpson Architects Ltd 33 Piccadilly, Manchester, M1 1LQ

Description

Planning permission and listed building consent for part demolition of existing swimming baths and retention of baths entrance, chimney and male pools and erection of a new sixth form college, library and exhibition hall were approved in October 2003 under refs 069255/FO/2003/N1 and 69256/LO2003/N1. The sixth form college and library have now been completed and now form a modern high quality landmark building at the junction of Rochdale Road and Moston Lane.

This proposal aims to extend education facilities available on the site by utilising the remaining parts of Harpurhey Baths which is a grade two listed building.

The proposal involves a number of elements. The existing three storey entrance building to the baths is to be retained and fully restored to form teaching and display areas, a gym and circulation space to link to adjacent accommodation. A new lift is also proposed to provide barrier free access to all floors. The internal structure of the first class male pool is also to be retained, the roof glazing will be replaced to match the existing, supporting steelwork which is in poor condition will be retained, but strengthened, an external skin of facing brick to match existing is also proposed. Internally the balcony will be rebuilt to the west end with two short returns, incorporating salvaged brackets to form a viewing gallery. The south elevation facing the community garden is to be altered with new glazing to allow views of the garden and opening onto an external performance space. This part of the building will become the College's Exhibition and Performance Hall.

The second class male pool which is adjacent to Shepherd Street is to be demolished and replaced with a new three storey building that reflects the existing massing and volume of the original building. The new elevation along Shepherd Street will have a large glazed element. The ground floor will comprise two studios and changing facilities that will be linked to the adjacent exhibition/performance hall. The two upper floors will have twelve new classrooms.

A new upper level storey glazed link is proposed to connect the baths with the main college building. A small glazed cafe on the ground floor is also to be created on the Rochdale Road elevation. The proposal will create 15 full time jobs and provide facilities for an additional 250 students.

The previous consent for the building involved the retention of both male pools that were to form connecting halls for exhibition/performance space. The structure has since deteriorated and the educational needs have changed with a need for additional classrooms identified and has resulted in the current proposal being put forward.

There is an area of incidental open space to the north of the baths on Shepherd Street. There are residential properties on the opposite side of Rochdale Road and to the east on Hemsley Road South. The Harpuhey shopping centre is located nearby off Moston lane.

Consultations

Local Residents - Two letters of support have been received. One residents considers that Phase1 of the project has been hugely successful in redefining the physical appearance of the junction of Rochdale Road and Moston Lane and whilst it is important to retain some of the distinctive charm of the original public baths, it is also important that the site is redeveloped and is infinitely better to leaving an old and architecturally significant building to decline. However, concern is raised about on-street parking problems that were experienced prior to introduction of yellow lines and has concerns about level of parking provision that the project will generate when completed and concludes that there are clearly tangible benefits to the local community in having the site redeveloped but there does seem to be a lack of parking facilities in the vicinity of the complex.

English Heritage (NW Region) - The application proposes the demolition of a substantial element of the building and will have an impact on this special interests. PPG15 offers guidance on such demolition and overall English Heritage are content that the proposals are in line with this guidance. English Heritage have been involved in pre-application discussions and are pleased to see that the application is substantially in line with advice given during this process. Whilst the demolition of one of the pools is regrettable the new building is a suitable replacement in terms of its scale, massing and materials and will act as a contemporary foil to the original building it lies alongside. The work of Manchester's first official City Architect, Henry Price, is of considerable interest in its own right and the careful restoration of much of the remainder of the building, and the opportunity to still appreciate the original volumes is very welcome. Taken together with the ongoing restoration of Victoria Baths and development of the Pump House Museum, this application ensures this legacy will continue for future generations to appreciate early local authority assets come under increasing pressure. English Heritage are therefore happy to recommend approval and wish this ambitious project well.

Commission For Architecture And The Built Environment - due to limited resources are unable to comment on this proposal.

Victorian Society - voiced their concern about deterioration of the baths in 2003 and at the time considered that the guiding principles should be the retention of as many structural features as possible. They , therefore, fully support the restoration of the entrance building and are pleased to see that the roof trusses to the first class baths are to be retained. They are disappointed to see that the condition of the male baths and entrance has deteriorated further over the past five years and has resulted in additional losses. It is again with regret that they accept the current proposals as being necessary to safeguard the future areas which are still salvageable.

Issues

Government Guidance on listed buildings is given in PPG15 (Planning and the Historic Environment) advises that local planning authorities should have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest it possesses. In addition , it is not expected that "consent be given for the total or substantial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain the existing use and find new viable uses, and these efforts have failed .. or that redevelopment would produce substantial benefits for the community which would outweigh the loss resulting from demolition."

Unitary Development Plan Policies.

Policy DC19 . The policy related to Listed Buildings states that when assessing applications for Listed Building Consent, the City Council will ensure that the retention, restoration and maintenance of the building is secure, the setting is protected and the use is continued. The City Council will not allow any external or internal works where it would have an adverse effect on its architectural or historical character. It is considered that the proposal accords with this policy.

Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary restored . It will seek to preserve and enhance the setting of buildings of architectural or historic interest by appropriate control over the design of new developments. It is considered that the proposal accords with this policy.

Demolition of the Male Pool.

The applicant has submitted comprehensive supporting statements covering the architectural and historical issues (PG15 Statement) and a structural survey as part of the application. A strong case has been made for the demolition in terms of cost, structural defects, the current educational needs of the college and other technical assessments. Whilst the demolition is regretted English Heritage have said that they are content that the proposal is in line with guidance given in PPG15 and it is therefore considered that the partial demolition of this part of the baths is acceptable.

Rebuilding of the Male Pool

The proposed replacement building respects the existing massing and volume of the original building. The gables will be retained and will incorporate a contemporary interpretation to the elevation pattern along Shepherd Street. It is considered that this has been well designed and will not detract from the overall architectural merit of the building. A good match in the brick will be essential in terms of the successful integration of the new with existing and this can be covered by a condition requiring submission of materials.

Restoration of Entrance and First Class Male Pool.

These elements of the proposal are the most significant parts of Harpurhey Baths. The entrance area is highly decorated including glazed tiling to entrance hall and staircase, stained glass windows. The works to the first class pool includes retention of the white glazed facing bricks to wall and preservation of the steel truss roof and rooflights and lining. As a result it will be possible for users to appreciate the original volume/ space of the former pool. It is considered that the repairs, restoration and alterations will protect the buildings historic fabric and enhance its townscape value and extend the life of the listed building.

Off-Street Parking/ Public Transport .

There is a free public car park with over 900 spaces available for all current and future car users who visit or work at any of the facilities in and around Harpurhey District Centre including the sixth form college and it is expected that these will be sufficient to cater for any additional parking demands generated by the new use of the baths. The site is within walking distance of bus stops with frequent bus services to other parts of Greater Manchester and the City Centre and is well located in terms of public transport accessibility.

Conclusion

The first phase of the sixth form college and college and library have undoubtedly been a success and has formed a landmark building at Harpurhey District Centre to the drive of the wider regeneration of the area. This proposal will provide for additional 250 students on the site and further strengthen the role of the college. The inclusion of teaching and other facilities proposed for the Baths will bring the building back into use and bring about visual improvements and restore its most important architectural features to secure the long term future of this historic building.

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

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

Recommendation MINDED TO APPROVE / REFER TO SECRETARY OF STATE

APPROVE on the basis that the proposal accords with the development plan in particular policies DC19 and E2.7, of the City Council's Unitary Development Plan in that the part demolition and refurbishment of the Baths will retain the listed building in an active use and works will not detract from its architectural merits and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policy DC18 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approve shall be implemented in accordance with the following drawings WSA.0233.P.02, PO4.A,P11,PO3,905A,P06A,PO7A,PO8A,PO9A,P12A,P13,P14, AND SX-201 stamped as received by the local planning authority on 23 April 2008.

Reason

To ensure that the development is carried out in accordance with the approved plans pursuant to policy DC 19 of the City Council's Unitary Development Plan.

4) Any demolition should take place outside of the bat hibernation season (October to March inclusive) and roof slates under which sarking boards are present should be removed by hand under the supervision of a licensed bat consultant.

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.

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

Reason

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

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

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

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

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

8) Before the works commence full details, specifications and justification of the method to be used to clean the brickwork and to carry out any repairs to existing masonry shall be submitted to and approved in writing by the City Council as local planning authority. The method proposed shall not include

mechanical means, such as the use of cutting or grinding discs, to rake out mortar joints unless agreed in writing by the Council as local planning authority.

Reason

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

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

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

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

Reason

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

10) Before the works hereby granted listed buildings consent are commenced on site and having regard to the details given in the approved drawings, accurate annotated drawings detailing the soft stripout of any parts of any of the listed buildings which are currently obscured by suspended ceilings, partitions, etc. and detailing how such detail is to be affected by the proposals, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason

In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester.

11) During the period of construction of the development hereby approved, no work or other activity shall take place on Sundays or outside the following hours:

8:00 a.m. to 6:00 p.m. Mondays to Fridays

8:00 a.m. to 1:00 p.m. Saturdays.

Reason

To protect the amenities of occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) No works relating to this planning permission/listed building consent shall take place until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the City Council as Local Planning Authority. The programme of works shall be carried out by a specialist to be approved by the City Council as Local Planning Authority and in accordance with an agreed written brief. The applicant shall submit proposals for the retention of significant fixtures and fittings to be incorporated into the new development, unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason

To provide a detailed record of the historic fabric of the former Public Baths for archive and research purposes and commemorate the heritage of the site by means of suitable presentation and interpretation pursuant to policy DC19 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: 086531/LO/2008/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:

English Heritage (NW Region)
Commission For Architecture And The Built Environment
Twentieth Century Society
Ancient Monuments Society
Georgian Group
Victorian Society
Society For The Protection Of Ancient Buildings
Council For British Archaeology
1 Bedfont Walk, Manchester, M9 4AN
1 Cockcroft Street, Manchester, M9 4DE
1 Hemsley Street South, Manchester, M9 4AX
10 Bedfont Walk, Manchester, M9 4AN
11 Ada Street, Manchester, M9 4BH

11 Hemsley Street South, Manchester, M9 4AX
11 Moston Lane, Manchester, M9 4AD
12 Bedfont Walk, Manchester, M9 4AN
14 Bedfont Walk, Manchester, M9 4AN
14 Cockcroft Street, Manchester, M9 4DE
16 Bedfont Walk, Manchester, M9 4AN
16 Cockcroft Street, Manchester, M9 4DE
2 Bedfont Walk, Manchester, M9 4AN
2 Hershams Walk, Manchester, M9 4BD
2 Huncote Drive, Manchester, M9 4AZ
2 Polworth Road, Manchester, M9 4AH
2 Sandhutton Street, Manchester, M9 4BJ
22 Marlfield Street, Manchester, M9 4BA
24 Marlfield Street, Manchester, M9 4BA
26 Marlfield Street, Manchester, M9 4BA
3 Bedfont Walk, Manchester, M9 4AN
3 Cockcroft Street, Manchester, M9 4DE
3 Hemsley Street South, Manchester, M9 4AX
4 Bedfont Walk, Manchester, M9 4AN
4 Hershams Walk, Manchester, M9 4BD
4 Huncote Drive, Manchester, M9 4AZ
4 Polworth Road, Manchester, M9 4AH
4 Sandhutton Street, Manchester, M9 4BJ
5 Bedfont Walk, Manchester, M9 4AN
5 Cockcroft Street, Manchester, M9 4DE
5 Hemsley Street South, Manchester, M9 4AX
6 Bedfont Walk, Manchester, M9 4AN
6 Hershams Walk, Manchester, M9 4BD
6 Huncote Drive, Manchester, M9 4AZ
6 Sandhutton Street, Manchester, M9 4BJ
7 Ada Street, Manchester, M9 4BH
7 Bedfont Walk, Manchester, M9 4AN
7 Cockcroft Street, Manchester, M9 4DE
7 Hemsley Street South, Manchester, M9 4AX
8 Bedfont Walk, Manchester, M9 4AN
8 Hershams Walk, Manchester, M9 4BD
9 Ada Street, Manchester, M9 4BH
9 Bedfont Walk, Manchester, M9 4AN
9 Cockcroft Street, Manchester, M9 4DE
9 Hemsley Street South, Manchester, M9 4AX
Barnes Green Catholic Club, 6 Factory Lane, Manchester, M9 8AB
Cheetham Broughton Partnership, 15 Moston Lane, Manchester, M9 4AD
Farmyard Hotel, 979-981, Rochdale Road, Manchester, M9 8AE
Flat 1, 12 Bankfield Street, Manchester, M9 8DQ
Flat 1, 14 Bankfield Street, Manchester, M9 8DQ
Flat 1, 16 Bankfield Street, Manchester, M9 8DQ
Flat 1, 2 Bankfield Street, Manchester, M9 8DQ
Flat 1, 4 Bankfield Street, Manchester, M9 8DQ
Flat 1, 6 Bankfield Street, Manchester, M9 8DQ
Flat 1, 943 Rochdale Road, Manchester, M9 8AE
Flat 1, 947 Rochdale Road, Manchester, M9 8AE
Flat 1, 949 Rochdale Road, Manchester, M9 8AE
Flat 1, 951 Rochdale Road, Manchester, M9 8AE

Flat 1, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 1, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 10, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 11, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 12, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 13, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 14, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 15, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 16, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 17, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 18, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 19, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 2, 12 Bankfield Street, Manchester, M9 8DQ
Flat 2, 14 Bankfield Street, Manchester, M9 8DQ
Flat 2, 16 Bankfield Street, Manchester, M9 8DQ
Flat 2, 2 Bankfield Street, Manchester, M9 8DQ
Flat 2, 4 Bankfield Street, Manchester, M9 8DQ
Flat 2, 6 Bankfield Street, Manchester, M9 8DQ
Flat 2, 943 Rochdale Road, Manchester, M9 8AE
Flat 2, 947 Rochdale Road, Manchester, M9 8AE
Flat 2, 949 Rochdale Road, Manchester, M9 8AE
Flat 2, 951 Rochdale Road, Manchester, M9 8AE
Flat 2, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 2, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 20, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 21, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 22, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
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Flat 29, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 3, 12 Bankfield Street, Manchester, M9 8DQ
Flat 3, 14 Bankfield Street, Manchester, M9 8DQ
Flat 3, 16 Bankfield Street, Manchester, M9 8DQ
Flat 3, 2 Bankfield Street, Manchester, M9 8DQ
Flat 3, 4 Bankfield Street, Manchester, M9 8DQ
Flat 3, 6 Bankfield Street, Manchester, M9 8DQ
Flat 3, 943 Rochdale Road, Manchester, M9 8AE
Flat 3, 947 Rochdale Road, Manchester, M9 8AE
Flat 3, 949 Rochdale Road, Manchester, M9 8AE
Flat 3, 951 Rochdale Road, Manchester, M9 8AE
Flat 3, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 3, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 30, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 31, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 4, 12 Bankfield Street, Manchester, M9 8DQ
Flat 4, 14 Bankfield Street, Manchester, M9 8DQ
Flat 4, 16 Bankfield Street, Manchester, M9 8DQ
Flat 4, 2 Bankfield Street, Manchester, M9 8DQ
Flat 4, 4 Bankfield Street, Manchester, M9 8DQ

Flat 4, 6 Bankfield Street, Manchester, M9 8DQ
Flat 4, 943 Rochdale Road, Manchester, M9 8AE
Flat 4, 947 Rochdale Road, Manchester, M9 8AE
Flat 4, 949 Rochdale Road, Manchester, M9 8AE
Flat 4, 951 Rochdale Road, Manchester, M9 8AE
Flat 4, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 4, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 5, 12 Bankfield Street, Manchester, M9 8DQ
Flat 5, 14 Bankfield Street, Manchester, M9 8DQ
Flat 5, 16 Bankfield Street, Manchester, M9 8DQ
Flat 5, 2 Bankfield Street, Manchester, M9 8DQ
Flat 5, 4 Bankfield Street, Manchester, M9 8DQ
Flat 5, 6 Bankfield Street, Manchester, M9 8DQ
Flat 5, 943 Rochdale Road, Manchester, M9 8AE
Flat 5, 947 Rochdale Road, Manchester, M9 8AE
Flat 5, 949 Rochdale Road, Manchester, M9 8AE
Flat 5, 951 Rochdale Road, Manchester, M9 8AE
Flat 5, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 5, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
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Flat 6, 6 Bankfield Street, Manchester, M9 8DQ
Flat 6, 943 Rochdale Road, Manchester, M9 8AE
Flat 6, 947 Rochdale Road, Manchester, M9 8AE
Flat 6, 949 Rochdale Road, Manchester, M9 8AE
Flat 6, 951 Rochdale Road, Manchester, M9 8AE
Flat 6, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 6, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 7, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 8, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 9, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Golden Tavern, 933 Rochdale Road, Manchester, M9 8AE
Manchester City Council Private Sector Housing, 7 Moston Lane, Manchester, M9 4AD
Moston Lane Bed Centre, 9 Moston Lane, Manchester, M9 4AD
North City Library, Rochdale Road, Manchester, M9 4AF
North Manchester Sixth Form College, Rochdale Road, Manchester, M9 4AF
Peasegoods, 937-941, Rochdale Road, Manchester, M9 8AE
Petrol Station, 2 Moston Lane, Manchester, M9 4DS
Top Derby, 935 Rochdale Road, Manchester, M9 8AE
Valentine Medical Centre, 2 Smethurst Street, Manchester, M9 8PP

Representations were received from the following third parties:

English Heritage (NW Region)
Commission For Architecture And The Built Environment
Victorian Society
Barry Townsend, Apt 6, 12 Bankfield Street, Manchester
Kevin Joshua, flat 6 chapel court, 945 Rochdale road

Relevant Contact Officer : David Hughes
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Email : d.hughes3@manchester.gov.uk