

## List No. 4

<b>Northenden Ward</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
	081467/FO/2006/S2	14th Dec 2006	12th Apr 2007

**Proposal** Extension and refurbishment of existing building (Church Inn) to form 14 apartments and erection of 4 x two storey dwellings with associated car parking and landscaping with new vehicular access from Elverston Street

**Location** The Former Public House Church Inn, Church Road And Land Behind Church Inn , Adjacent To Elverston Street, Northenden

**Applicant** Arrows International 160/164 Wellington Road, Withington, Manchester, M20 3FU

**Agent** S W Foulkes Architects 160-164 Wellington Road, Old Moat, Manchester, M20 3FU,

### **Description**

Members will recall that this application was presented at the last Wythenshawe Area Committee on 23 February 2007 where it was deferred for a site visit prior to the 22 March 2007 meeting.

The site comprises a large four-square Edwardian town pub, and its extensive car park to the rear, located in the heart of the Northenden Conservation Area. The pub is an imposing brick-built two-storey building with decorative architectural features including arched window heads to the first floor windows and attractive ball finials to the parapet wall around the roof.

The site is in a predominantly residential area and it is flanked by early 20th century dwellings fronting Consul Street and Elverston Street to the west; modern apartment buildings to the north and east; and by 2 storey dwellings across Church Road to the south.

This landmark building was unfortunately set on fire recently and although the building is no immediate danger to the public it is an unsightly feature in the street scene and action is clearly needed as a matter of urgency. It is clear from the representations received that people in the locality have a great deal of affection for the building and wish it to be retained.

The extensive car park to the rear formerly served the pub for parking and servicing and was accessed by a substandard single track road.

The proposal is to convert and extend the existing building to form 14 self contained flats with 4 new 2 storey dwellings to the rear with 18 car parking spaces and associated landscaping.

### **Consultations**

Residents and local businesses

Nine local residents have sent in written representations in respect of this proposal. The comments made by the residents include:

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In favour of some development of the site and happy to see the Church Inn retained.

Unhappy with town houses which will overlook existing dwellings and block sunlight because of their height.

Why is development accessed via Elverston Street rather than Consul Street.

Allanson Road and Elverston Street already blocked by cars and increase in traffic will further increase wear of already poor road surface and result in increased competition for on-street car parking.

Town houses out of character with surrounding area. It is backland development and not right for the site.

Construction traffic will have adverse impact on traffic in an area which already has major traffic problems.

14 flats and 4 houses is over development of the site.

Parking will be a problem. Will developer pay for a residents only parking permit scheme.

Alternative means of access to the site needs further consideration

Residents of Consul Street are opposed to any access being taken off Consul Street which is a private road.

The Council have been contacted already about the volume of traffic on Allanson Road which is used as a rat run by people avoiding the signalized junction of Church Road and Palatine Road;

It was hoped that the installation of traffic lights at the above junction would reduce the amount of traffic on Allanson road but there does not appear to have been a significant reduction;

Speed of passing traffic shown by the numerous cat deaths is of concern to local residents. Traffic already ignores 'no entry' signs on Allanson Street giving rise to near collisions which could prove fatal in future;

Allanson Road and Elverston Street almost always full of traffic parked on both sides of streets. Parking already restricted by double yellow lines at Allanson Road/Church Road junction further restricts parking;

Traffic already backs up into Allanson from Brett Street/Palatine Road junction and proposed development would result in further traffic congestion;

No evidence to show that detailed consideration has been given in terms of the already congested area. Cannot see how large vehicles could pass along Allanson Road and turn into Elverston Street. Has a swept path analysis been done for large vehicles?

Will access for construction traffic be along Allanson Road/Elverston Street

Are the roads suitable for the weight of construction traffic?

Not clear from plans where the 18 parking spaces are to be provided?

Where will visitors park?

Has the application been assessed in terms of the visual impact on the conservation area and changes in the overall setting/

Will views of the Church be lost?

Will the town houses create a significant overshadowing on surrounding properties and streets?

Head of Environmental Health

Requires conditions in respect of noise insulation of the flats against traffic noise from Church Road and a condition requiring refuse storage and disposal.

MEDC Landscape Practice Group

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Initially had some concerns re lack of information supplied with original submission. These concerns have been overcome by submission of additional details and the landscape practice has confirmed that the proposals are acceptable. A condition requiring a 5 year management plan is requested.

Head of Engineering

No objection in principle. Section 38 is required for the adoption of the northern end of Consul Street in order for it to be used as a turning head for Elverston Street. (The existing brick wall may need to be repaired or reconstructed to an acceptable standard for adoption). Need informative that applicant to contact MEDC before carrying out works on this section of Consul Street.

Need condition requiring agreement under s.278 re resurfacing of Elverston Street following construction activities

Conservation Areas and Historic Buildings Panel

Require the UPVC windows be replaced by timber windows since the site is located within the Conservation Area.

Consider the forecourt grassed area to the sides of the existing building be hard landscaped in traditional materials.

Noted that improvements had been made to the conversion proposals especially in relation to the roof but felt there was room for further improvement especially in relation to the fenestration where historic research should inform accurate recreations of original timber windows.

Request that a plaque depicting history of public house be commissioned and displayed.

Greater Manchester Police Architectural Liaison Officer

I have the following objections to the proposals.

The undercroft car parking will be hidden from view by the deck and will be vulnerable to attack. The rear access road and parking should be fitted with electrically operated gates to make it secure.

The drawings are not clear but the spaces at either side of the existing building must be closed off so that criminals cannot get to the rear of the building.

It will be essential that site perimeter security is maintained and the existing walls forming these boundaries must be repaired and retained.

I note the crime impact assessment in the architect's submission. This is inaccurate, as the parking will not be visible from the flats. I also do not think it goes far enough. There is no indication on how the buildings or the site will be made secure.

Any changes that area made to address these concerns will be reported at the committee.

Chief Executive's Landscape Practice Group - Require detailed hard landscape plan

Require detailed soft landscape plan

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### Issues

#### Unitary Development Plan for the City of Manchester

There are no site specific policies within the Unitary Development Plan relating to this site but the following policies are relevant to the consideration of this application:

H1.2 The Council will ensure that that the housing stock contains a wide range of housing types to meet the needs of people who wish to live in Manchester. This would include accommodation for disabled people.

H2.2 The Council will not allow development which will have an unacceptable impact on residential areas.

H2.7 New housing schemes will be expected to be of a high standard of design and make a positive contribution toward improving the City's environment.

DC5.1 In determining planning applications to convert property to flats the Council will have regard to:

- a) the standard of accommodation
- b) the effects of noise on adjoining houses
- c) the adequacy of car parking
- d) the effect on the character of the neighbourhood
- e) the provision of adequate outdoor amenity space
- f) the desirability of achieving access for all, including disabled persons
- g) the satisfactory provision of refuse storage.

DC7.1 The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people including those in wheel chairs wherever this is practicable.

DC18.1a The Council will seek to preserve and enhance the character of designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major building changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features such as boundary walls, gardens, trees (including street trees);
- iv) the effects of sign other advertisements;
- v) any further guidance on specific area which has been approved by the Council.

#### Guide to Development in Manchester 2

There are 33 Conservation Areas in the City, each with its own distinctive character. New developments will only be acceptable if they fully enhance the special nature of these varied parts of the City.

#### Regional Spatial Strategy

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RPG13 Policy DP3 states that "new development must demonstrate good design quality and respect for its setting."

### Design

This planning application has been the subject of discussions and negotiations over a protracted period of time during the course of which numerous changes have been made in order to secure a form of development that will enhance the character and appearance of the conservation area and be a positive asset to the area in general.

What is now proposed is considered to be in line with the recommendations of the Conservation areas and Historic buildings Panel's recommendations. The remaining issues concerning appropriate design of new windows can be dealt with by condition and a suitable one is recommended.

### Amenity

The site provides very little amenity space for the residents of the proposed flats and it is considered that an appropriate contribution to setting out and maintenance of the Northenden Linear Park which is very close to the site would provide suitable mitigation.

### Accessibility

The 4 town houses are compliant with the Council's guidelines set out in 'Design for Access 2'

Whilst it has not been possible to make the conversion of the original Church Inn building fully compliant with 'Design for access 2' it is considered that they have gone as far as is possible to achieve visitor accessibility and that the benefits of retaining this landmark building outweigh any shortcomings that remain.

### Trees

There are no trees currently on the site and the proposed scheme will result in a net gain of 17 trees in this part of the Conservation area.

### Access

Access to the site is gained from Elverston Street which is an adopted road. The use of Elverston Street to provide access to the site is acceptable to the head of Engineering. Comments have been made by a number of objectors that access should be gained from Consul Street which gives direct access to Church Road. However, Consul Street is a private road and the developer has not been able to obtain the agreement of the frontage owners to allow access and to bring the road up to adoptable standards. In any event the Head of Engineering is of the view that the use of Consul Street would result in unacceptable hazards to highway users on Church Road.

### Principle of development

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The proposal is considered to be compliant with the provisions of policies H1.2; H2.2; H2.7; DC5.1; and DC7.1 of the Unitary Development Plan for the City of Manchester and the guidance in the Guide to Development in Manchester 2 and the appropriate national and regional guidance set out in PPS1 and the Regional Spatial Strategy.

#### Impact on conservation area

The building is currently vacant, fire damaged and boarded up and has a negative impact on the street scene and the conservation area in general. It is considered that the conversion and restoration of the Church Inn will enhance the character and appearance of the heart of the Northenden Conservation area.

#### Amenity

Whilst there will be an increase in traffic using Elverston Street and Allanson Road the Council is satisfied that resultant traffic flows will be within the capacity of the streets to accommodate them and that the impact on amenity will not be so great as to warrant a refusal of this application.

It is not considered that the proposed new dwellings will overlook or overshadow existing nearby residential properties to an undue degree sufficient to warrant the refusal of this application.

#### Resident's comments.

In respect of the neighbour comments the Head of Engineering has not raised any objections to the proposal with regard to the traffic flow or the adequacy of the highway network to accommodate it. Whilst it is acknowledged that cars do park on both sides of Allanson Road and Elverston Road this has not given rise to serious issues with large vehicle for existing residents and there is no reason to suggest that this development will give rise to greater issues in this regard.

In terms of parking for the proposed new development it is considered that 100% parking is acceptable in a location which is very close to local facilities and close to good public transport links.

It is acknowledged that the use of Allanson Road and Elverston Street for construction traffic may lead to some inconvenience for some residents during the construction period. However, it is not considered that the impact will be of relatively short duration over a limited period of the day and that the impact on amenity will be so severe as to warrant refusal of this application. However, the Head of Engineering has requested a condition in respect of resurfacing Elverston Road after the construction period has ended. a suitable condition is recommended. A condition has also been recommended in respect of wheel washing of construction traffic to prevent the disposition of mud on the highway. Informatives have also been recommended in respect of highway works and potential disturbed cause by construction works.

There is no provision under English law that would enable the local planning authority to protect a private view. The impact on the Conservation area was fully considered by the local planning authority and the views of the Historic

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Buildings and Conservation Areas Panel were sought and are set out in the Committee Report.

It is considered that the town houses will have no impact in terms of overshadowing or day light on surrounding properties.

**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)/objectors/residents 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 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**

MINDED TO APPROVE subject to the signing of a legal agreement under s.106 of the Town and Country Planning Act 1990 in respect of a contribution to the Northenden Linear Park on the basis that the proposed agreement would mitigate against the potential harm caused by the lack of private amenity space within the proposed scheme and the development would then be in compliance with policies set out in the Unitary Development Plan for the City of Manchester in particular policies H1.2;H2.2; H2.7; DC5.1; DC7.1; and DC18.1a; would preserve or enhance the character or appearance of the conservation area; and there are no material considerations which would indicate otherwise.

#### **Conditions and/or Reasons**

1) The development must be begun not later than the expiration of two 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 and in the interests of securing the early restoration and conversion of the Church Inn an important landmark building in the Northenden Conservation Area..

2) The landscaping scheme approved by the City Council as local planning authority shown on drawing ref 201-33/01/L-01, shall be implemented not later than 12 months from the date of commencement of works. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size

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or species to those originally required to be planted 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.

3) A five year management plan for the landscaping shown on the approved landscape plan 201-33/01/L-01 shall be submitted to and approved in writing by the local planning authority prior to first occupation of any of the dwellings hereby approved. The landscaping shall then be maintained in accordance with the approved management plan for five years from the date of first occupation of any one of the dwellings hereby approved.

Reason

In order to ensure that the landscaping on the site is maintained to a high standard in this important Conservation Area location.

4) Notwithstanding any of the details shown on the approved plans no development shall commence until full details of timber framed windows to replace the existing windows in the Church Inn have been submitted to and approved in writing by the local planning authority. The approved timber framed windows shall then be installed in the Church Inn prior to first occupation.

Reason

In order to preserve and enhance the character and appearance of the Northenden Conservation Area.

5) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

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".

6) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Church Road shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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To secure a reduction in noise from Church Road in order to protect future residents from noise nuisance.

7) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

8) The development hereby approved shall be carried out in accordance with the drawings numbered \_\_\_\_\_, stamped as received by the Local Planning Authority on \_\_\_\_\_, 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.

9) Notwithstanding the submitted plans all windows used within the proposed development shall be of timber framed construction and UPVC windows shall not be used in any part of the development.

Reason

In order to preserve and enhance the character and appearance of the Northenden Conservation Area.

10) No dwelling shall be occupied until that that part of the road which provides access to the dwellings from Elverston street has been constructed and lit in accordance with drawing no. 201-33/01/L-01.

Reason

To ensure that a safe and convenient access to the development is constructed prior to occupation.

11) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all 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.

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate

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shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwellings 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 Draft SPD and Planning Policy Statement 1.

13) Prior to commencement of works on site a scheme for the repair and resurfacing of Elverston Street shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be implemented in accordance with an agreement under s.278 of the highways act prior to first occupation of the dwellings hereby approved.

#### Reason

In order to ensure that that the proposed dwellings have a safe and convenient access and to protect the amenity of existing residents on Elverston Street in compliance 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: 081467/FO/2006/S2 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

#### **The following residents, businesses and other third parties in the area were consulted on the application:**

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Environment & Operations (Refuse & Sustainability)  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
Northenden Civic Society  
1 Elverston Street, Manchester, M22 4NP  
10 Elverston Street, Manchester, M22 4NP  
11 Elverston Street, Manchester, M22 4NP  
12 Elverston Street, Manchester, M22 4NP  
13 Elverston Street, Manchester, M22 4NP  
14 Elverston Street, Manchester, M22 4NP  
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18 Elverston Street, Manchester, M22 4NP

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2 Elverston Street, Manchester, M22 4NP  
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7 Elverston Street, Manchester, M22 4NP  
8 Elverston Street, Manchester, M22 4NP  
9 Elverston Street, Manchester, M22 4NP  
1 Consul Street, Manchester, M22 4WN  
10 Consul Street, Manchester, M22 4WN  
11 Consul Street, Manchester, M22 4WN  
2 Consul Street, Manchester, M22 4WN  
3 Consul Street, Manchester, M22 4WN  
4 Consul Street, Manchester, M22 4WN  
5 Consul Street, Manchester, M22 4WN  
6 Consul Street, Manchester, M22 4WN  
7 Consul Street, Manchester, M22 4WN  
8 Consul Street, Manchester, M22 4WN  
9 Consul Street, Manchester, M22 4WN  
38 Allanson Road, Manchester, M22 4WW  
40 Allanson Road, Manchester, M22 4WW  
42 Allanson Road, Manchester, M22 4WW  
44 Allanson Road, Manchester, M22 4WW  
46 Allanson Road, Manchester, M22 4WW  
48 Allanson Road, Manchester, M22 4WW  
50 Allanson Road, Manchester, M22 4WW  
52 Allanson Road, Manchester, M22 4WW  
54 Allanson Road, Manchester, M22 4WW  
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58 Allanson Road, Manchester, M22 4WW  
60 Allanson Road, Manchester, M22 4WW  
62 Allanson Road, Manchester, M22 4WW  
9 Royle Green Road, Manchester, M22 4WQ  
1 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
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4 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
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8 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
9 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
59 Church Road, Northenden, Manchester, M22 4WN  
61 Church Road, Northenden, Manchester, M22 4WN  
63 Church Road, Northenden, Manchester, M22 4WN  
65 Church Road, Northenden, Manchester, M22 4WN  
68 Church Road, Northenden, Manchester, M22 4NW  
69 Church Road, Northenden, Manchester, M22 4WN  
70 Church Road, Northenden, Manchester, M22 4NW  
Church Hotel, 75 Church Road, Northenden, Manchester, M22 4WN  
78 Church Road, Northenden, Manchester, M22 4NW  
Flat, 73A Church Road, Northenden, Manchester, M22 4WW  
Flat 4, Eastham Court, 167 Church Road, Northenden, Manchester, M22 4WN  
72 Church Road, Northenden, Manchester, M22 4NW

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55 Church Road, Northenden, Manchester, M22 4WN  
67 Church Road, Northenden, Manchester, M22 4WD  
Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
The White House, Ford Lane, Manchester, M20 2RU  
73A Church Road, Northenden, Manchester, M22 4WW  
Eastham Court, 167 Church Road, Northenden, Manchester, M22 4WN  
67 Church Road, Northenden, Manchester, M22 4WD  
Development, Church Road, Northenden, Manchester,  
66 Church Road, Northenden, Manchester, M22 4NW  
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47 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
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49 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ

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50 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
51 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
52 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
53 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
54 Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
2 Royle Green Road, Manchester, M22 4NG  
4 Royle Green Road, Manchester, M22 4NG  
2A Consul Street, Manchester, M22 4WN  
35 Allanson Road, Manchester, M22 4NU  
37 Allanson Road, Manchester, M22 4NU  
39 Allanson Road, Manchester, M22 4NU  
41 Allanson Road, Manchester, M22 4NU  
43 Allanson Road, Manchester, M22 4NU  
45 Allanson Road, Manchester, M22 4NU  
47 Allanson Road, Manchester, M22 4NU  
1 Joseph Johnson Mews, Manchester, M22 4UF  
3 Joseph Johnson Mews, Manchester, M22 4UF  
5 Joseph Johnson Mews, Manchester, M22 4UF  
7 Joseph Johnson Mews, Manchester, M22 4UF  
9 Joseph Johnson Mews, Manchester, M22 4UF  
1 Ford Lane, Manchester, M22 4WE  
3 Ford Lane, Manchester, M22 4WE  
5 Ford Lane, Manchester, M22 4WE  
7 Ford Lane, Manchester, M22 4WE  
Greater Manchester Police, Ford Lane, Manchester, M22 4WE  
Crown Inn, 19 Ford Lane, Manchester, M22 4WP  
Flat 1, The White House, Ford Lane, Manchester,  
Flat 2, The White House, Ford Lane, Manchester,  
Flat 3, The White House, Ford Lane, Manchester,  
Flat 1, 67 Church Road, Northenden, Manchester, M22 4WD  
Church Hotel, 75 Church Road, Northenden, Manchester, M22 4WD  
51 Church Road, Northenden, Manchester, M22 4NN  
53 Church Road, Northenden, Manchester, M22 4NN  
57 Church Road, Northenden, Manchester, M22 4WN  
5 Joseph Johnson Mews, Northenden, Manchester, M22 4UF  
17 Elverston Street , Northenden , Manchester, M22 4NP  
46 Allanson Road, Northenden, Manchester, M22 4WW  
48 Allanson Road, Northenden, Manchester, M22 4WW  
43 Allanson Road, Northenden, M/c, M22 4WW  
38 Allanson Road, Northenden, Manchester, M22 4WW  
47 Allanson Rd, Manchester, M22 4NU  
18 Elverston Street, Northenden, Manchester, M22 4NP  
16 Elverston Street, Northenden , Manchester, M22 4NP  
37 Allanson Road, Northenden, Manchester, M22 4WW  
114 The Quadrant, 278 Fog Lane, Manchester, M19 1UD

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

Chief Executive's Landscape Practice Group  
D Burge, 5 Elverston Street, Manchester, M22 4NP  
Rebecca Townsend & Paul Wright, 6 Consul Street, Manchester, M22 4WN  
Nick Menzies, 9 Consul Street, Manchester, M22 4WN  
Matthew Evans, 38 Allanson Road, Manchester, M22 4WW  
Danial Shenton, 48 Allanson Road, Manchester, M22 4WW

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Isobella Moriera, 50 Allanson Road, Manchester, M22 4WW  
Anna Horton, 5 Joseph Johnson Mews, Northenden, Manchester, M22 4UF  
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