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Crumpsall Ward	Application Number	Date of Appln	Committee Date
	080388/MO/2006/N1	27th Nov 2006	21st Dec 2006
Proposal	RESERVED MATTERS Erection of residential development comprising 68 no.apartments and 82 no. detached, semi detached and mews houses with associated car parking and landscaping		
Location	Land Off Hazelbottom Road, Blackley		
Applicant	Taylor Woodrow Development Ltd Barratts Manchester, (Joint Application), 0161 872 0161, 01925 849500		
Agent	Dunlop Haywards Planning Abbey House, 32 Booth Street, Manchester, M2 4QP		

Description

This application relates to the former Astra Zeneca Sports Ground on Hazelbottom Road. The site was previously occupied by a staff sports and social club which ceased operations in 1998, and the club house was subsequently demolished. The site covers an area of 3.7 hectares, and is bounded by residential properties to the north, Abraham Moss School and College to the west, Hazelbottom Road to the east with industrial units beyond and residential properties to the south. The site is currently vacant and comprises areas of grass, tarmaced tennis courts, and areas of self seeded planting. The site is mostly flat, although the western part rises to form a steep wooded embankment bounding the Abraham Moss playing fields. The existing boundary fencing at the top of the embankment would be secured and reinforced, and it is proposed to retain as many trees as possible on the wooded slope.

Outline planning permission was granted in July 2005 for a residential development of 150 dwellings with means of access from Hazelbottom Road and Chataway Road. The outline approval included the principle and the means of access, leaving the siting and design of the proposal; the external appearance of the residential units; and the landscaping of the site as reserved matters. The application was granted a Mind to Approve by the Planning and Highways Committee on the 20th January 2005 with 23 conditions attached, and then was approved in July following the signing of the S106 agreement.

This is the Reserved Matters application for the residential development of this site, which involves the erection of 68 apartments in 4 no. three and four storey blocks, and 82 dwellinghouses in the form of detached, semi-detached and town house style properties. The application also includes the provision of car parking, garages, bin and cycle storage, new roads and pedestrian footways and landscaping. The scheme has been amended since the application was originally submitted, which previously proposed 74 apartments and 76 houses with two apartment blocks fronting onto Hazelbottom Road. The scheme has been amended with a significantly different site layout in response to local resident objections, consultation responses and officer recommendations.

Consultations

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Local Residents / Businesses - From the original consultation on this application, 10 letters of objection have been received against this proposal. These comments can be summarised as follows:

1) The view from the bottom of the gardens on Chataway Road will be changed from open to a block of flats. The elevations of the apartments are misleading with kitchen and a fully glazed corridor overlooking the properties on Chataway Road.

2) The access road from Chataway Road couldn't cope with more traffic. 100% parking is not sufficient for 4 person dwellings and this will cause on street congestion.

3) Not happy with the 74 apartments. The area would be spoilt by high-density development where the scale and design of the apartments would not be in keeping with the local area. They are massive in scale and featureless which will significantly block out the sunlight. The height is too big with the flat roofs not being in keeping with the area. In addition to this, there is not enough amenity space around the flats for the future occupants. 3 and 4 bed houses would be much more welcomed.

4) The design of the houses is not in keeping with the existing terraced properties. This is a poor design that looks cheap. The houses on Chataway Road are beyond the building line in a back of pavement location.

5) The proximity of the service road to the boundary fences at No.s 5 to 11a Chataway Road is not acceptable. There will be car fumes, pollution and noise created and the tree on the boundary with No. 9 may not survive. This tree is the only thing that will provide a screen from the flats. The excavation works may also cause the boundary fence to be damaged.

6) Question what the finished site levels will be as there are concerns that it will be higher than the surrounding land.

7) Concerns over security from the garages and alleyways to the rear of the properties on Chataway Road. The garages will provide a step over point to the boundary fences and the alleyways will create escape routes and hiding places.

8) The development will devalue the properties around the site.

9) Concerns over who will maintain the areas around the flats. The up keep of the communal landscaped areas is important.

10) The land is highly contaminated which is a health and safety threat. The site should be monitored and enforced.

A full reconsultation of neighbours and contributors was carried out on the amended proposal and any further representations made will be reported to Committee.

MEDC Landscape Practice Group - There are a number of concerns about the proposed landscaping for this site. The amenity spaces around the flats are not of a high quality, with little evidence of high quality public realm works. The

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layout of the trees and shrubs is particularly poor also adjacent to the flat blocks. Therefore, an amended landscaping proposal should be requested.

Head of Engineering Services - Further information was requested in relation to this application. These were that the applicant should clarify the bin store locations for the mid terrace private dwellings. These currently show a lengthy passage way to the rear which is considered to be impractical. A road width of 5.5m is required on all adoptable roads. The turning head near plot T27 is inadequate and requires a dimension of 5.5m. Any drop crossings across the site should not be longer than the width of two parking bays. The refuse operation should comply with our management strategy.

A reconsultation was carried out on the amended proposal and any further representations made will be reported to Committee.

Environmental Health (Pollution) - No objections against the proposal providing that two conditions are included relating to waste management and acoustic insulation of the properties.

Environmental Health (Contaminated Land) - The contamination of the land is a significant issue. There was a condition included on the outline permission for the developer to design a suitable scheme for dealing with the contamination. One issue was a new drain that could address any run off/leachate from the adjacent tip site. The previous owners (Harrow) felt they could deal with all groundwater contamination before it spread into the site and affect new properties. This all needs a long-term management plan. Therefore, certain conditions should be included both new and carried over from the outline permission. Other issues that are relevant are that Page 4 of the verification report and that the red line for the application is smaller than the outline.

A reconsultation was carried out on the additional information and the amended proposal and any further representations made will be reported to Committee.

Environment Agency - There are no objections in principle to the scheme, however a condition should be included that controls the surface water discharge.

A reconsultation was carried out on the amended proposal and any further representations made will be reported to Committee.

Private Sector Housing - Any response will be reported to Committee.

GMPTTE - No objections in principle to the proposed development. In order to maximise the benefits of public transport, it should be ensured that the pedestrian environment is designed to be as safe and convenient as possible. This should be done by an appropriate use of surfacing materials, landscaping, lighting, signage and road crossings. It would also be expected that a residential green travel plan be submitted and could be requested by condition.

Greater Manchester Police - From the original consultation on this application concerns were raised that the scheme would not receive the Secured by Design standards. This was due to a number of reasons including; a lack of defensible space around the flat blocks, the car parking courts should be secured, there

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should be accesses from the street and not through car parks, and the fences into parking courts should be visually permeable.

A reconsultation was carried out on the amended proposal and any further representations made will be reported to Committee.

Sustainability Officer - No comments have been received in relation to this proposal to this date. However, a reconsultation was carried out on the additional information and the amended proposal and any further representations made will be reported to Committee.

Sport England - This proposal is considered to be consistent with Planning Policy Objective 6 and therefore, Sport England wishes to raise no objection to the proposed development.

English Nature - English Nature acknowledged the initial receipt of the consultation. However, no further comments have been received. Any comments received will be reported by Committee.

United Utilities (Asset Protection) - There is no objection in principle to the development. However, the water mains will require extension and connection, a Section 41, 42 And 43 of the Water Industry Act 1991 is required and the applicant should demonstrate the assets on a plan drawing.

A reconsultation was carried out on the amended proposal and a response of no further comments was received.

United Utilities (Trade Effluent Control) - Leachate from the former landfill to the rear of this site discharges across this land. The leachate discharge was originally the subject of a discharge consent, which was passed from Astrazeneca to Bridgemere Estates Limited for the discharge of contaminated groundwater to the foul sewer. The ownership has now passed to Taylor Woodrow who has yet to enter into a new agreement with United Utilities. Therefore, Taylor Woodrow are discharging contaminated groundwater to the sewer from the land without formal consent, which is an illegal discharge.

A reconsultation was carried out on the additional information submitted and the amended proposal and any response will be reported to Committee.

North Manchester Partnerships - No objections in principle given the previous approval and welcome the regeneration of the site. However, it is considered that there is a lack of amenity space for the scheme and the ratio of flats to houses is higher than other developments in the area. It is also considered that the scale and character of the development is unsympathetic to the adjacent properties.

A reconsultation was carried out on the amended proposal and any further representations made will be reported to Committee.

Lancashire Wildlife Trust - Any response will be reported to the Committee.

Ecology Unit - As the site has been cleared for some time, there are no outstanding ecological issues associated with this site.

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Issues

Unitary Development Plan

When dealing with applications of this nature, regard is given to Development Control Policy No. 7 " New Housing Development" and Development Control Policy 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 goes on to state 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 its 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.

With regards to the City Council's aim to ensure sustainability within developments, Policy T3.7 states that the Council will encourage the provision of secure cycle parking facilities and that it is expected that all major developments should make adequate provision. 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.

There are also further Environmental and Transport Policies that are relevant in this case. The Environmental Policies include E2.4 and E3.5, which relate to the protection of wildlife and trees. Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. 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.

Transport policies T2.6 and T3.1 can also be applied to this proposal. Policy T2.6 explains how the Council expects an adequate car parking provision to be made for disabled people and T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

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Other Relevant Policies and Guidance

In considering development proposals, reference is not only made the UDP, but also to other policies and supplementary guidance. In this case, these include Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), the Regional Spatial Strategy for the North West and "A Guide to Development in Manchester 2".

Planning Policy Statement Note No.1 (PPS1): Creating Sustainable Communities. 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.

Planning Policy Statement 3: Housing. This guidance strongly encourages the re-use of previously developed vacant or under utilised land and buildings and lends support to new housing within urban areas at high densities that are in close proximity to existing services and facilities and public transport provision. The housing is at a medium density but the mix of apartments and houses provides choice in an area that is predominately family housing.

The principle for the development of this site for residential purposes was established through the grant of the outline permission at which stage contamination issues were addressed.

Regional Spatial Strategy for the North West - Formerly RPG13, this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans, as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

DP2 Enhancing the Quality of Life - ensuring development provides a high quality of life for this and future generations

DP3 Quality in New Development - ensuring that new development demonstrates good design and respect for its setting.

Specifically in relation to sustainability, Policy ER13 within Regional Planning Guidance states that local authorities should ensure that development minimises energy use through careful and imaginative location, design and construction techniques and that authorities should positively encourage the use of energy-efficient technologies and energy from renewable sources in major developments.

A Guide to Development in Manchester 2 - This document provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

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Principle - It is considered that the redevelopment of this site for residential use is acceptable in principle. The principle of the erection of 150 dwellings on this site was approved at outline under application 073701/OO/2004/N1. However, the impact of the development on the surrounding residential properties and the area in general should be assessed.

Accommodation Type - There is currently a debate in relation to the types of accommodation being provided within the Manchester City area. There is a significant amount of flatted accommodation being provided across the whole of the City and concerns have been voiced that specific areas of Manchester's suburbs are not suitable for this type of accommodation. The provision of 150 dwellings was approved on this site under an outline approval, and it would not be possible to achieve 150 houses on this land area without the units being very small with a significantly high density. Therefore, it is necessary to provide a mix of dwelling types, with flats, town houses, semi-detached and detached family homes. The number of flats proposed has been reduced since the original submission of the application, with the number of houses increasing from 76 to 82. Therefore, the Head of Planning is satisfied with the provision of a mix of dwellings and apartments on this site.

Major Development - The proposal has been advertised as a Major Development by virtue of the number of units of the proposed application site.

Neighbour Objections - There were a number of concerns raised by the local residents that live in the area around the site. Issues such as the density of the development, the loss of the open space and sports pitches, the new access road and the contamination of the land were all fully assessed and dealt with at the outline stage of the planning process. No new matters have arisen throughout the consultation for this application and therefore, it is considered that these issues have been satisfactorily addressed. The concerns over security, site levels and tree protection are being addressed through the request for further information through the inclusion of a condition, and a maintenance plan has been submitted for the site which shows the different communal areas and who is responsible for those. Finally, the issue of the devaluation of existing properties has been considered however, it is not a matter that can be given any significant weight in this case.

Amended Scheme - Since this planning application was originally submitted, significant amendments have been made to the proposal to address local residents and officers concerns. The site layout has been amended to relocate apartment blocks away from existing residential properties and into more prominent street locations. The number of apartments has been reduced and the number of houses being provided has increased. All new properties now front a street with the car parking being in suitable and secure locations, also with previously proposed alleyways being omitted from the scheme. Boundary treatments have now been introduced to provide a safer and more attractive development, and the new road into a cul-de-sac being adopted to the necessary standards. Issues such as disabled access, sustainability, secured by design and contaminated land have now been addressed with additional information being submitted for consideration. Therefore, it is considered that the applicant has taken significant steps to improve the scheme and address the concerns raised, and therefore the Head of Planning now deems this proposal to be acceptable and in line with Policy.

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Disabled Access - This development achieves a good level of accessibility to the residential apartments and houses. As shown in the DFA2 matrix provided by the applicant, 100% (all 82) of the apartments are fully accessible within the accommodation via a level access and a passenger lift. For the remaining houses, there is level access into all entrances, adequate disabled car parking spaces, and a high percentage of units have adequately sized toilets, bedrooms, bathrooms, kitchens and passageways are all in line with Design for Access 2. Therefore, the Head of Planning is satisfied that this development will be available and accessible to all.

Sustainability - It should be acknowledged that the applicants have provided an EcoHomes statement that shows that the development will achieve a 'very good' rating within the EcoHomes standards. A detailed ratings table has been submitted along with the application and a condition has been included to ensure the work is carried out. The provision of sustainable developments is very important and it is respectable that the applicants can achieve this rating.

Secure by Design - The applicants have provided a design statement 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.

Siting and Layout - 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. The layout adopts a traditional perimeter block and permeable street pattern, symbolic of many suburban areas, and also incorporates more contemporary influences in the form of medium to high density development set around the existing road pattern and courtyards comprising of secure car parking areas. In addition and in accordance with The Guide to Development in Manchester 2, the proposal is orientated to face the key frontages of Hazelbottom Road and Chataway Road in order to help integrate it into the existing urban fabric.

Density and Massing - The surrounding area is characterised by a mix of housing and industrial uses over a range of storeys. The level of built form to landscaped areas provides a medium to high density that is in keeping with the layout and density of the vicinity. It is felt that the application has secured an appropriate scale and massing to development in relation to the surrounding area. Therefore, the Head of Planning considers this development acceptable in relation to density and massing.

Design and External Appearance - The application site is currently an area of open land with sports pitches and some vegetation scattered across it. This proposal includes the creation of high quality residential accommodation that could greatly improve the appearance of the site and the area. Therefore, high quality buildings and overall design is required. The proposed apartment buildings and dwellings have a modern design that utilise the positive features of the site.

The front of the apartment buildings have been designed to fully address the street and has been kept to two and three storeys at the boundaries and four storeys at junction points to be sympathetic to the existing buildings. The modern design includes the use of different materials, glazing and balconies to the apartments. The buildings will then be surrounded by landscaping and

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quality boundary treatments to create a suburban appearance. Therefore, the Head of Planning considers the design and external appearance of this development to be acceptable.

Residential Amenity - It is acknowledged that there are residential properties directly surrounding the application site and there would be a significant increase in the amount of development on the site compared to the existing open space. Concerns had been raised about the original scheme, where the apartment blocks overshadowed the existing houses and gardens. However the scheme has now been amended to overcome this concern by placing new houses adjacent to boundaries with existing houses instead of taller apartment blocks. The highest part of the development will be four storeys and this is only in locations away from the boundaries with existing properties. Therefore, it is not considered that there would not be a significant reduction in the light currently received by existing properties. 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. Therefore, the Head of Planning does not consider 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.

Car Parking - This development includes both apartments and dwellinghouses so the type of parking provided is mixed. The proposal for the apartments includes 100% car parking within secure parking courts overlooked by the apartment blocks. The proposed dwellinghouses will have either an integral garage or a driveway that will take two parked cars. Therefore, the overall level of car parking provision throughout the scheme is considered to be acceptable. Concerns have been raised that 100% car parking provision is not sufficient and that on street parking will cause congestion. However, as some properties have more than one space and some have a garage, it is considered that this provision is suitable for this scheme. Therefore, overall the car parking provision of the development is considered acceptable by the Head of Planning.

Trees - All the trees on the slope would be retained, however, 16 trees from the base of the slope would be removed, together with a further 39 within the area in the southern part of the site. It is proposed that a condition to protect existing trees during the remediation works be attached to any planning approval. The replanting of any trees would be dealt with as part of landscaping section of this reserved matters application.

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

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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 APPROVE

On the basis that the proposal is in accord with the City Council's Unitary Development Plan (in particular Policies H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.1, E3.5, E3.7, T2.6, T3.1, T3.7, DC7 and DC16) and with other material considerations of material weight (in particular Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West.) 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 91 of the Town and Country Planning Act 1990.

2) 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, pursuant to Policies H2.1, H2.2, H2.7, E1.5 and E1.6 of the adopted UDP for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the drawings numbered SD_H/KN_78, SK-6HA-21/001-01, SK-6HA-31/001-01, SK-6HU-30/001-00, SK-6LN-30/001-00, SK-6AL-30/001-00, WC/BR/007:001/B, WC/BR/007:007/B, WC/BR/007:003/A, WC/BR/007:004/A, 12299/SG/1, SW/1, SF/1, 13/09c, 13/10c, G01/A, G02/A, SW9/BP, GF1, 1289/DET/129/A and the associated documents Design Statement and Correspondence with United Utilities, stamped as received by the Local Planning Authority on 10th August 2006, an Assessment of Noise Impact survey stamped as received by the Local Planning Authority on 21st August 2006, and the additional and amended drawings numbered 6115 (PL)01/E, 6115(PL)02/A, 6115(SS)04, 6115(MA)01, 6115(BT)01, P04 HUR/-/20, P04 LON/-/20, P04 ALV/-/20, WC/BR/007:005/J, WC/BR/007:006/H, NSR/S, NSR/3, 341/Woo, 341/Ald, 341/Nov, 341/Mai,

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341/AptA and 341/AptB and associated documents the Disabled Access Statement, the Design for Access 2 matrix, the EcoHomes Statement and rating table and the Draft Agreement with Greenbelt Group Ltd, stamped as received by the Local Planning Authority on 27th November 2006, 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 H1.2, H2.1, H2.2, H2.4, H2.7, E1.5, E1.6, E2.4, E2.6, E3.1, E3.5, T2.6, T3.1, T3.7, DC7, DC16 of the adopted UDP for the City of Manchester, Planning Policy Statements 1 'Creating Sustainable Communities', 3 'Housing', and the Regional Planning Guidance RPG13.

4) 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 car parking for the development proposed when the building is occupied, pursuant to Policies H2.1, H2.2, H2.4, H2.7, T2.6, T3.1, T3.7 of the adopted UDP for the City of Manchester.

5) Before the development hereby approved commences, full details regarding the waste management strategy for the development, namely the refuse storage space for segregated waste collection and recycling and details of all internal and external storage areas, 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.

6) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from the traffic on Hazelbottom 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.

Reason

To secure a reduction in noise from the traffic on Hazelbottom Road in order to protect future residents from noise nuisance, pursuant to Policies H2.2 of the adopted UDP for the City of Manchester.

7) All trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained shall be fenced off before any building or other operation approved by this permission is carried out within

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the vicinity in accordance with British Standard BS 5837:2005. Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

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 E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

8) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 5837:2005 "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 E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

9) Prior to any scrub clearance on the slope/embankment between the western development boundary and the western boundary of the site these works shall be submitted to the City Council as Local Planning Authority and agreed in writing. Any scrub clearance works in these locations should be undertaken under the supervision of an appropriately experienced ecologist.

Reason

To ensure the protection of protected species under the Wildlife and Countryside Act 1981.

10) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July inclusive). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as local planning authority. If nesting birds are found by the survey and are likely to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason

The site supports habitats suitable for use by nesting birds, which are protected by the Wildlife and Countryside Act 1981, and pursuant to Policy E2.4 in the Unitary Development Plan for the City of Manchester.

11) 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

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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".

12) In accordance with the EcoHomes Statement stamped as received by the Local Planning Authority on the 27th November 2006, the development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall achieve an Building Research Establishment EcoHomes rating of 'very good'. Written confirmation of the achieved rating shall be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of minimising the impact on the environment of the building, pursuant to Policy E1.6 of the adopted UDP for the City of Manchester, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

13) Details of a Green Travel Plan Strategy, implementation and monitoring of effectiveness shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Green Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Green Travel Plan Strategy shall be adopted and implemented.

Reason

In accordance with the provisions contained within the Policies of the adopted UDP for the City of Manchester, Planning Policy Statement 1 'Creating Sustainable Communities', 3 'Housing' and the Regional Planning Guidance RPG13.

14) 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 Local Planning Authority and the Environment Agency. The maximum rate of discharge of surface water from the development site shall not exceed 5 litres per second per hectare. The scheme shall be completed in accordance with the approved plans.

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To decrease the risk of flooding, pursuant to Policy H2.2 of the adopted UDP for the City of Manchester.

15) The development hereby permitted shall not begin until a scheme to deal with contamination of land and/or groundwater has been submitted to and approved in writing by the Local Planning Authority and until measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirements specifically and in writing:

A written method statement for the remediation of land contamination affecting the site (including gas) shall be agreed in writing with the Local Planning Authority prior to the commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

If during the works contamination is encountered which has not previously been identified then work shall cease in that area, the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a verification report has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the presence of, or the potential for any land/ground is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the unitary Development Plan for the City of Manchester.

16) Before the development commences a Method Statement that addresses the following matters shall be submitted to and approved in writing by the Council:

Appropriate and comprehensive designs for a continuous boundary fence designed to secure access to the slope and proposed collection drain between the western developable boundary and the western site boundary (as designated on URS Drawing Number 53982-002/Site3/0017A). The design shall prevent access to the general public, whilst permitting access for inspection and maintenance of the drainage system and routine assessment of the slope stability.

Provisions shall be made for the long-term management of the slope in accordance with the recommendations of the Geotechnical Slope Stability Assessment (URS report reference R1789C/53892-002-787 dated 16 July 2004).

Demonstration of the suitability and effectiveness of the new drainage collection system and its future operation.

List No. 1

Ensuring access to the drainage system inspection manholes is not impeded by structures or private gardens.

Reason

To ensure that the presence of, or the potential for any land/ground is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the unitary Development Plan for the City of Manchester.

17) The remedial works shall be carried out in accordance with the approved Remediation Strategy. Should any unforeseen contamination be encountered during the development, the Council shall be informed immediately. Any further investigation, remedial, or protective works shall be carried out to agreed timescales and approved by the Council in writing. A Verification Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the Council following the completion of the works.

Reason

To ensure that the presence of, or the potential for any land/ground is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the unitary Development Plan for the City of Manchester.

18) Before the development hereby approved commences, a detailed specification of the proposed gas protection measures in association with the submitted ground contamination / ground gas report shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme. A verification report shall be submitted after the remedial works, to confirm that all agreed measures have been successfully implemented and that no additional contamination has been encountered.

Reason

To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the unitary Development Plan for the City of Manchester.

19) 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

List No. 1

safety, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

20) Notwithstanding the provisions of Article 3 of Part 1 of Schedule 2 or as subsequently amended to, the Town and Country Planning General Development Order 1995 (as amended), no garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason

To ensure that the high density nature of the development is not further increased by extensions and outbuildings and 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 H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

21) No trade or business shall be carried out in the garage because the use of the garage 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 Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

22) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP 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 shall be displayed during construction in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

Reason

List No. 1

In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

25) Prior to the commencement of the development, full details of the existing and proposed site levels for the proposal hereby approved shall be submitted to in plan form and approved in writing by the City Council as Local Planning Authority. The details within the approved plans shall then be implemented in full as part of the development.

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 H2.1, H2.2, H2.7, E1.5 and E1.6 of the adopted UDP 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: 080388/MO/2006/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 all held by the Planning Division.

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

Chataway Residents Association C/o 5 Chataway Road Crumpsall Manchester M8 5UU
20 Chataway Road Crumpsall Manchester M8 5UU
St. Thomas Primary School Hazelbottom Road Crumpsall Manchester M8 5UX
5 Telryn Walk Crumpsall Manchester M8 5ZE
3 Telryn Walk Crumpsall Manchester M8 5ZE
1 Telryn Walk Crumpsall Manchester M8 5ZE
5 Stakeford Drive Crumpsall Manchester M8 5ZD
3 Stakeford Drive Crumpsall Manchester M8 5ZD
1 Stakeford Drive Crumpsall Manchester M8 5ZD
8 Ronton Walk Crumpsall Manchester M8 5ZB
6 Ronton Walk Crumpsall Manchester M8 5ZB
4 Ronton Walk Crumpsall Manchester M8 5ZB
2 Ronton Walk Crumpsall Manchester M8 5ZB
5 Ronton Walk Crumpsall Manchester M8 5ZB
3 Ronton Walk Crumpsall Manchester M8 5ZB
1 Ronton Walk Crumpsall Manchester M8 5ZB
7 Brookwood Avenue Crumpsall Manchester M8 5ZA
5 Brookwood Avenue Crumpsall Manchester M8 5ZA
3 Brookwood Avenue Crumpsall Manchester M8 5ZA
1 Brookwood Avenue Crumpsall Manchester M8 5ZA
24 Cottesmore Drive Crumpsall Manchester M8 5YD
22 Cottesmore Drive Crumpsall Manchester M8 5YD
20 Cottesmore Drive Crumpsall Manchester M8 5YD

List No. 1

18 Cottesmore Drive Crumpsall Manchester M8 5YD
16 Cottesmore Drive Crumpsall Manchester M8 5YD
14 Cottesmore Drive Crumpsall Manchester M8 5YD
12 Cottesmore Drive Crumpsall Manchester M8 5YD
10 Cottesmore Drive Crumpsall Manchester M8 5YD
8 Cottesmore Drive Crumpsall Manchester M8 5YD
6 Cottesmore Drive Crumpsall Manchester M8 5YD
4 Cottesmore Drive Crumpsall Manchester M8 5YD
2 Cottesmore Drive Crumpsall Manchester M8 5YD
8 Bilton Walk Crumpsall Manchester M8 5YB
6 Bilton Walk Crumpsall Manchester M8 5YB
4 Bilton Walk Crumpsall Manchester M8 5YB
2 Bilton Walk Crumpsall Manchester M8 5YB
9 Woodcote Walk Crumpsall Manchester M8 5YA
7 Woodcote Walk Crumpsall Manchester M8 5YA
5 Woodcote Walk Crumpsall Manchester M8 5YA
3 Woodcote Walk Crumpsall Manchester M8 5YA
1 Woodcote Walk Crumpsall Manchester M8 5YA
6 Britwell Walk Crumpsall Manchester M8 5US
5 Britwell Walk Crumpsall Manchester M8 5US
4 Britwell Walk Crumpsall Manchester M8 5US
3 Britwell Walk Crumpsall Manchester M8 5US
2 Britwell Walk Crumpsall Manchester M8 5US
1 Britwell Walk Crumpsall Manchester M8 5US
12 Mawdsley Drive Crumpsall Manchester M8 5UG
10 Mawdsley Drive Crumpsall Manchester M8 5UG
8 Mawdsley Drive Crumpsall Manchester M8 5UG
6 Mawdsley Drive Crumpsall Manchester M8 5UG
4 Mawdsley Drive Crumpsall Manchester M8 5UG
2 Mawdsley Drive Crumpsall Manchester M8 5UG
9 Celia Street Crumpsall Manchester M8 5UB
7 Celia Street Crumpsall Manchester M8 5UB
5 Celia Street Crumpsall Manchester M8 5UB
3 Celia Street Crumpsall Manchester M8 5UB
1 Celia Street Crumpsall Manchester M8 5UB
26 Turnberry Walk Crumpsall Manchester M8 5UA
24 Turnberry Walk Crumpsall Manchester M8 5UA
22 Turnberry Walk Crumpsall Manchester M8 5UA
20 Turnberry Walk Crumpsall Manchester M8 5UA
18 Turnberry Walk Crumpsall Manchester M8 5UA
16 Turnberry Walk Crumpsall Manchester M8 5UA
14 Turnberry Walk Crumpsall Manchester M8 5UA
12 Turnberry Walk Crumpsall Manchester M8 5UA
10 Turnberry Walk Crumpsall Manchester M8 5UA
8 Turnberry Walk Crumpsall Manchester M8 5UA
6 Turnberry Walk Crumpsall Manchester M8 5UA
4 Turnberry Walk Crumpsall Manchester M8 5UA
2 Turnberry Walk Crumpsall Manchester M8 5UA
9 Lanesfield Walk Crumpsall Manchester M8 5UZ
7 Lanesfield Walk Crumpsall Manchester M8 5UZ
5 Lanesfield Walk Crumpsall Manchester M8 5UZ
3 Lanesfield Walk Crumpsall Manchester M8 5UZ
19 Lanesfield Walk Crumpsall Manchester M8 5UZ
17 Lanesfield Walk Crumpsall Manchester M8 5UZ

List No. 1

15 Lanesfield Walk Crumpsall Manchester M8 5UZ
13 Lanesfield Walk Crumpsall Manchester M8 5UZ
11 Lanesfield Walk Crumpsall Manchester M8 5UZ
1 Lanesfield Walk Crumpsall Manchester M8 5UZ
212 Crescent Road Crumpsall Manchester M8 5UY
210 Crescent Road Crumpsall Manchester M8 5UY
208 Crescent Road Crumpsall Manchester M8 5UY
206 Crescent Road Crumpsall Manchester M8 5UY
204 Crescent Road Crumpsall Manchester M8 5UY
202 Crescent Road Crumpsall Manchester M8 5UY
200 Crescent Road Crumpsall Manchester M8 5UY
198 Crescent Road Crumpsall Manchester M8 5UY
196 Crescent Road Crumpsall Manchester M8 5UY
194 Crescent Road Crumpsall Manchester M8 5UY
192 Crescent Road Crumpsall Manchester M8 5UY
190 Crescent Road Crumpsall Manchester M8 5UY
188 Crescent Road Crumpsall Manchester M8 5UY
186 Crescent Road Crumpsall Manchester M8 5UY
184 Crescent Road Crumpsall Manchester M8 5UY
182 Crescent Road Crumpsall Manchester M8 5UY
180 Crescent Road Crumpsall Manchester M8 5UY
178 Crescent Road Crumpsall Manchester M8 5UY
176 Crescent Road Crumpsall Manchester M8 5UY
174 Crescent Road Crumpsall Manchester M8 5UY
8 Chataway Road Crumpsall Manchester M8 5UU
6 Chataway Road Crumpsall Manchester M8 5UU
4 Chataway Road Crumpsall Manchester M8 5UU
28 Chataway Road Crumpsall Manchester M8 5UU
26 Chataway Road Crumpsall Manchester M8 5UU
24 Chataway Road Crumpsall Manchester M8 5UU
18 Chataway Road Crumpsall Manchester M8 5UU
14 Chataway Road Crumpsall Manchester M8 5UU
12 Chataway Road Crumpsall Manchester M8 5UU
10 Chataway Road Crumpsall Manchester M8 5UU
9 Gartland Walk Crumpsall Manchester M8 5UT
7 Gartland Walk Crumpsall Manchester M8 5UT
5 Gartland Walk Crumpsall Manchester M8 5UT
3 Gartland Walk Crumpsall Manchester M8 5UT
27 Gartland Walk Crumpsall Manchester M8 5UT
25 Gartland Walk Crumpsall Manchester M8 5UT
23 Gartland Walk Crumpsall Manchester M8 5UT
21 Gartland Walk Crumpsall Manchester M8 5UT
19 Gartland Walk Crumpsall Manchester M8 5UT
17 Gartland Walk Crumpsall Manchester M8 5UT
15 Gartland Walk Crumpsall Manchester M8 5UT
13 Gartland Walk Crumpsall Manchester M8 5UT
11 Gartland Walk Crumpsall Manchester M8 5UT
1 Gartland Walk Crumpsall Manchester M8 5UT
S D Wastepaper Waterloo Street Crumpsall Manchester M8 5XB
22 Chataway Road Crumpsall Manchester M8 5UU
Clarkeville Farm Crescent Road Crumpsall Manchester M8 5UR
11 Chataway Road Crumpsall Manchester M8 5UU
Flat 2 15 Chataway Road Crumpsall Manchester M8 5UU
Flat 1 15 Chataway Road Crumpsall Manchester M8 5UU

List No. 1

11a Chataway Road Crumpsall Manchester M8 5UU
9 Chataway Road Crumpsall Manchester M8 5UU
7 Chataway Road Crumpsall Manchester M8 5UU
5 Chataway Road Crumpsall Manchester M8 5UU
3 Chataway Road Crumpsall Manchester M8 5UU
Chataway Nursing Home 19-21 Chataway Road Crumpsall Manchester M8 5UU
17 Chataway Road Crumpsall Manchester M8 5UU
Flat 3 15 Chataway Road Crumpsall Manchester M8 5UU
1 Chataway Road Crumpsall Manchester M8 5UU
12 Holway Walk Harpurhey Manchester M9 5TR
10 Holway Walk Harpurhey Manchester M9 5TR
8 Holway Walk Harpurhey Manchester M9 5TR
6 Holway Walk Harpurhey Manchester M9 5TR
4 Holway Walk Harpurhey Manchester M9 5TR
2 Holway Walk Harpurhey Manchester M9 5TR
8 Wayford Walk Harpurhey Manchester M9 5TQ
6 Wayford Walk Harpurhey Manchester M9 5TQ
4 Wayford Walk Harpurhey Manchester M9 5TQ
2 Wayford Walk Harpurhey Manchester M9 5TQ
8 Calthorpe Avenue Harpurhey Manchester M9 5TH
6 Calthorpe Avenue Harpurhey Manchester M9 5TH
4 Calthorpe Avenue Harpurhey Manchester M9 5TH
2 Calthorpe Avenue Harpurhey Manchester M9 5TH
16 Calthorpe Avenue Harpurhey Manchester M9 5TH
14 Calthorpe Avenue Harpurhey Manchester M9 5TH
12 Calthorpe Avenue Harpurhey Manchester M9 5TH
10 Calthorpe Avenue Harpurhey Manchester M9 5TH
20 Calthorpe Avenue Harpurhey Manchester M9 5TH
18 Calthorpe Avenue Harpurhey Manchester M9 5TH
Hamer Construction Smedley House Smedley Lane Cheetham Manchester M8 0LU
Taurus Upholstery Woodland Mill Smedley Lane Cheetham Manchester M8 0LU
Kennedys Farm Produce Smedley Lane Cheetham Manchester M8 0LU
Caperdi Trading Ltd Unit 8 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Walsh Brothers Waste Management Unit 11 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
B B A Friction Ltd Unit 10 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Ethnis Centre Unit 5 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Lanway Trading Unit 1-3 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Holmes Dodsworth Metals Unit 2-3a Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Dee Cees Unit 6 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Daniel (import & Export) Ltd Unit 4 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF
Storm Proofings Ltd Unit 8 Vale Park Industrial Estate Hazelbottom Road Cheetham Manchester M8 0GF

List No. 1

Aldbury Printing Ltd Unit 7 Vale Park Industrial Estate Hazelbottom Road
Cheetham Manchester M8 0GF
67 Hazelbottom Road Cheetham Manchester M8 0GQ
65 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 8 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 7 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 6 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 5 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 4 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 3 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 2 Hazelbottom Road Cheetham Manchester M8 0GQ
Ableside 75-79 Flat 1 Hazelbottom Road Cheetham Manchester M8 0GQ
Hazeldene Hazelbottom Road Cheetham Manchester M8 0GQ
Fernside Hazelbottom Road Cheetham Manchester M8 0GQ
Beechwood Hazelbottom Road Cheetham Manchester M8 0GQ
Arnside Hazelbottom Road Cheetham Manchester M8 0GQ
93 Hazelbottom Road Cheetham Manchester M8 0GQ
91 Hazelbottom Road Cheetham Manchester M8 0GQ
89 Hazelbottom Road Cheetham Manchester M8 0GQ
87 Hazelbottom Road Cheetham Manchester M8 0GQ
85 Hazelbottom Road Cheetham Manchester M8 0GQ
83 Hazelbottom Road Cheetham Manchester M8 0GQ
81 Hazelbottom Road Cheetham Manchester M8 0GQ
Tennants (lancashire) Ltd Hazelbottom Road Cheetham Manchester M8 0GR
2a Raja Close Cheetham Manchester M8 0GW
Care & Support Initiatives The Rectory 39 Hazelbottom Road Cheetham
Manchester M8 0GQ
16 Frome Drive Cheetham Manchester M8 0GA
14 Frome Drive Cheetham Manchester M8 0GA
12 Frome Drive Cheetham Manchester M8 0GA
10 Frome Drive Cheetham Manchester M8 0GA
8 Frome Drive Cheetham Manchester M8 0GA
6 Frome Drive Cheetham Manchester M8 0GA
4 Frome Drive Cheetham Manchester M8 0GA
2 Frome Drive Cheetham Manchester M8 0GA
10 Raja Close Cheetham Manchester M8 0GW
8 Raja Close Cheetham Manchester M8 0GW
6 Raja Close Cheetham Manchester M8 0GW
2 Raja Close Cheetham Manchester M8 0GW
12a Jehlum Close Cheetham Manchester M8 0GP
18 Jehlum Close Cheetham Manchester M8 0GP
16 Jehlum Close Cheetham Manchester M8 0GP
12 Jehlum Close Cheetham Manchester M8 0GP
10 Jehlum Close Cheetham Manchester M8 0GP
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7 Jehlum Close Cheetham Manchester M8 0GP
5 Jehlum Close Cheetham Manchester M8 0GP
3 Jehlum Close Cheetham Manchester M8 0GP
1 Jehlum Close Cheetham Manchester M8 0GP
8 Glenmore Drive Cheetham Manchester M8 0QG

List No. 1

6 Glenmore Drive Cheetham Manchester M8 0QG
4 Glenmore Drive Cheetham Manchester M8 0QG
22 Glenmore Drive Cheetham Manchester M8 0QG
20 Glenmore Drive Cheetham Manchester M8 0QG
2 Glenmore Drive Cheetham Manchester M8 0QG
18 Glenmore Drive Cheetham Manchester M8 0QG
16 Glenmore Drive Cheetham Manchester M8 0QG
14 Glenmore Drive Cheetham Manchester M8 0QG
12 Glenmore Drive Cheetham Manchester M8 0QG
10 Glenmore Drive Cheetham Manchester M8 0QG
37 Hazelbottom Road Cheetham Manchester M8 0GQ
35 Hazelbottom Road Cheetham Manchester M8 0GQ
33 Hazelbottom Road Cheetham Manchester M8 0GQ
249 Woodlands Road Cheetham Manchester M8 0GH
247 Woodlands Road Cheetham Manchester M8 0GH
245 Woodlands Road Cheetham Manchester M8 0GH
243 Woodlands Road Cheetham Manchester M8 0GH
241 Woodlands Road Cheetham Manchester M8 0GH

Representations were received from the following third parties:

Mr Peter Butterworth Chataway Residents Association C/o 5 Chataway Road
Crumpsall

Kevin Long 11 Chataway Road Crumpsall Manchester

Mr And Mrs McCarten 11a Chataway Road Crumpsall

Mrs Joan Holland 7 Chataway Road Crumpsall Manchester

Mrs Gail Butterworth 5 Chataway Road Crumpsall Manchester

G Hodgson 3 Chataway Road Crumpsall Manchester

Don Price Chataway Nursing Home 19-21 Chataway Road

Mr And Mrs Valentine 17 Chataway Road Crumpsall Manchester

Mary Dade 1 Chataway Road Crumpsall Manchester

Rosemary Fleetwood 91 Hazelbottom Road Cheetham Manchester

Masud Warriah 7 Jehlum Close Cheetham Manchester

Relevant Contact Officer: : Jeni Wilson
Telephone No. : (0161) 234 4530
Email : j.wilson3@manchester.gov.uk