Description

The application site measures approximately 0.65 hectares and is currently vacant following the demolition of the former children’s home on the site.

The site is bounded by Crossacres Road to the east and Hollyhedge Road to the north. Both these roads are characterised by residential developments predominately two storeys in height. There is a block of apartments to the north east of the site which is three storeys in height. There are two detached properties, Cloverly and Brook Lea, which abut the site to the east. To the south of the site is land which is designated as Green Belt as indicated on the Proposal Map contained within the Unitary Development Plan for the City of Manchester (1995).

Access to the application site is from Crossacres Road. Hollyhedge Road provides bus services to Wythenshawe and beyond and Gatley train station is within one kilometre of the site.

The site is currently overgrown and contains the concrete base from the former building and hardstanding from the former car parking area. There is a large number of mature trees on the site, with a strong band of high quality trees along the Hollyhedge Road frontage as well along the other boundaries of the site.

Outline planning permission has previously been granted at the site for the erection of 10 dwellings under reference number 078880/OO/2006/S2 in June 2007.

The applicants are seeking outline planning permission for the erection of 15, two storey dwelling-houses with associated landscaping and car parking.
Four objections have been received in respect of this planning application. The comments can be summarised as follows:

- There is no indication on the plans as to where each property type will be located. It is not clear if surrounding residential properties will be overlooked by the dwellings particularly the 2.5 storey units?
- It is not clear how high the fencing will be;
- The new entrance will encroach onto the adjacent properties driveway;
- The plot is on a busy T junction with Hollyhedge Road which is already busy. If the new road is positioned here it will increase traffic considerably;
- There will be car noise and fumes;
- The proposal will lead to the overdevelopment on the site;
- There is problem with drainage in the area;
- There would be implications for wildlife and the environments;
- There will be a loss of light to the surrounding residential properties and a loss of views;
- There would be the loss of two mature trees which would alter the view from Brooklea.

Wythenshawe Regeneration Team

No comments at the time of writing this report. Any comments will be reported to the Committee for consideration.

Head of Highway Services

The access to the development is far enough away from the junction of Crossacres Road/Hollyhedge Road so as to not cause conflict which is acceptable.

The highway layout of the estate is appropriate for adoption for which a Section 38 agreement would be required. The highway layout would obviously need to be discussed in greater detail, however, we would generally expect to see footpaths of 2 metre and carriageways of 5.5 metres.

The footpath on the north side of the access road into the estate must join up with the footpath along Crossacres Road.

The proposed horizontal features on the carriageway will need further detailed discussion.

Daytime traffic regulation orders (TROs) already exist along Crossacres Road up to the junction with Hollyhedge Road which restricts parking Monday to Friday 8am – 9:30am and 3pm – 4:30pm and covers the most vulnerable times in terms of traffic flows. There is no evidence to suggest that there are already parking problems in this vicinity and therefore additional or an upgrade to the existing TRO would not be required.

The layout must conform with the current guidance given in Manual for Streets guidance and the Manchester Streetscape Manual.
Head of Environmental Health

A condition of the planning approval should be that the building are insulated in accordance with the recommendations of the applicant noise survey.

The waste management strategy submitted with the application is acceptable and should be implemented in full.

Head of Environmental Health (Contaminated Land)

The site has historical evidence of land contamination. Further site investigation information is required along with a remediation strategy. A verification report should be submitted on completion of the works.

City Arborist

There is no objection to the development subject to a method statement as to how any construction works near trees are to be retained. The proposed tree works are acceptable.

Environment Agency

There is no objection in principle to the proposed development. However, it is requested that any planning approval includes conditions relating to surface water run off and contamination of the aquifer.

Design for Security at Greater Manchester Police

The Crime Impact Statement prepared in support of this planning application provides an analysis of the existing site and the surrounding area and highlights the issues that need to be considered in the detailed design of the development. A full Crime Impact Statement should be prepared in advance of and submitted with any subsequent full or reserved matters application which provides an assessment of the development and how the detailed final design addressed the crime prevention issues previously highlighted.

Greater Manchester Ecology Unit (GMEU)

The biodiversity study with the application identifies that the site has some value for biodiversity and makes a number of recommendations in section 5 of the report for mitigation and enhancement measures. It is suggested that these are secured by means of planning condition and should relate specifically to the timing and method of vegetation clearance, tree felling in relation to bat potential and biodiversity measures.

Greater Manchester Archaeology Unit (GMAU)

The archaeological desk based assessment succinctly sums up the known archaeological interest for the site and its wider landscape and presents the available evidence so that a decision on any potential significance can be made.
GMAU accepts the findings of the reports that there is no known archaeological interest which predates the 1930s building.

**Issues**

The Development Plan

North West of England Plan Regional Spatial Strategy (RSS) to 2021

Policy DP1 outlines the key principles which underpin the RSS these include the need to promote sustainable communities and promote sustainable economic development.

Policy DP4 development should accord with the following sequential approach:

- First, using existing buildings (including conversion) within settlements, and previously developed land within settlements;
- Second, using other suitable infill opportunities within settlements;
- Third, the development of other land where this is well located in relation to housing jobs, other services and infrastructure.

Policy L4 ‘Regional Housing Provision’ states that through development control decisions on proposals and schemes, Local Authorities should:

- Work in partnership with developers and other housing providers to address the housing requirements of different groups and communities to ensure the construction of a mix of appropriate house types, sizes, tenures and prices;
- Encourage new homes to be built to Code for Sustainable Homes standards;
- Maximise the re-use of vacant and underused brownfield land and buildings.

Policy MCR 3 ‘Southern Part of the Manchester City Region’ states that plans and strategies should sustain and promote economic prosperity consistent with the environmental character of the area and the creation of attractive and sustainable communities by:

- Allowing residential development to support local regeneration strategies and to meet identified local needs in sustainable location which are well served by public transport.

Unitary Development Plan (UDP) for the City of Manchester (Adopted 1995)

The application site is unallocated within the Proposal Maps contained within the UDP. However, the policies contained within the UDP which are of relevance to this proposal are as follows:

Policy H1.2 states that the Council wishes to ensure that the housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester. In particular, it will encourage the further provision of:
a) Accommodation for 1 & 2 person households;
b) Accommodation for larger households;
c) Low cost housing for sale or rent;
d) Accommodation specifically designed for disabled people.

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive.

In giving effect to this, policy H2.2 outlines that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

In addition policy H2.7 states that new housing schemes will be expected to be of high standard of design and make a positive contribution towards improving the City’s environment. They should not create areas of incidental open space outside the curtilage of dwellings unless there are proper and enduring arrangements for its maintenance.

The contribution that development proposal can also make to sustainability objectives is also important. Policy E1.5 states that the Council will contribute towards energy conservation by:

a) Ensuring where practicable that new major development is located where it can be easily served by public transport; and
b) Encouraging high standards of energy efficiency in new development.

Furthermore, policy E1.6 requires building materials used in new developments be environmentally friendly where this is possible.

Policy E2.3 the Council will protect important wildlife habitats, and where appropriate, will designate areas as local nature reserves.

Policy E2.4 the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Furthermore, should development be allowed, the Council will seek to protect existing features of ecological value by requiring them to be incorporated into the development wherever this is possible. The Council will also encourage developers to create new features which will sustain wildlife.

Policy E2.6 the Council will prevent wherever possible the loss of existing trees, and encourage extensive planting schemes especially as a means to enhance informal recreational areas and to improve the appearance of built up areas.

Policy E3.2 states that the Council will reduce the problem of derelict small sites, including derelict buildings, where shape and location would discourage proper maintenance for open spaces, by encouraging redevelopment.
Promoting development that will lead to a safer environment for all people living in and using the City is also important for the City Council. Policy E3.5 includes a variety of ways that this could be achieved:

a) Ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
b) Designing landscaping schemes so as to minimise the risk of attack;
c) Providing safe places for children to play.

Policy L1.5 states that the Council will seek to upgrade other parks and recreation areas, wherever possible making use of private sector finance, to provide safe, secure and attractive areas accessible to all which provide a range of recreational activities to suit different groups of people.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding appropriate levels, the Council will have regard to the environmental capacity of the site both in the physical appearance of the car parking and its effect on neighbouring activities and the ability of the local network to accommodate the traffic generated by the proposed development.

The specific area policy for the East Wythenshawe is contained within EW1. In deciding its attitudes to proposals in this area the Council will have regard to the general policies in Part 1 of the Plan in order to:

- Protect and improve the quality of both the built and the open environment.

Within Part Two of the UDP the following policy is applicable:

DC7 ‘New Housing Development’ states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Policy DC16 states that in considering development proposals for any site, the retention of existing trees and the planting of new trees will be encouraged.

DC26 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Other Relevant Policies and Guidance

In considering development proposals, reference is not only made to the UDP, but also other guidance, policies and supplementary planning guidance.

Providing for Housing Choice SPD (2008)
This document provides planning guidance about the mix of new housing provision required in Manchester and the requirements to provide affordable housing. It is important that everyone living in Manchester has the opportunity of a decent, affordable and accessible home and that the range of available housing both supports the City’s economic growth and develops and sustains neighbourhoods, attracting families and workers.

The SPD follows the national indicative minimum in PPS3 of developments of 15 or more dwellings. Based on an average assumed density of 50 dwellings per hectare, this will also apply to sites of 0.3 hectares and larger. The gross developable area of the site, as shown on the planning application, will be applied. If affordable housing is inappropriate on a site which is larger than 0.3 Ha because there are less than 15 units, payment of a commuted sum by a developer will be acceptable instead.

The Guide to Development in Manchester SPD (2007)

This document provides detailed guidance on making Manchester a City in which people choose to live, learn, work and relax.

The Guide states that each new development should be designed having full regard to its context and the character of the area (Paragraph 2.3). In addition to this, buildings should present their main face and pedestrian entrance to the main street to contribute to its vitality and interest (Paragraph 2.12).

It terms of the appearance of new building, the scale, position and external appearance should respect their setting and relationship to adjacent building, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings (Paragraph 2.13).

The impact of car parking should also be minimised. The location, design and treatment of these areas could have a major impact on the street scene and will need to be carefully considered (Paragraph 2.21).

Housing mix should be carefully considered as part of new residential development proposals. Successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change. Social and private housing should complement each other to deliver choice and balance (Paragraph 2.45).

Infill developments should enhance the character of the area. New development should respect the existing scale, appearance, grain and mix of uses and make a positive contribution to the quality and character of the area (Paragraph 2.53).

The Guide also place strong emphasis on the promotion of renewable energy and the compliance with Design for Access 2.

Policy H1 seeks to diversify the housing stock through the introduction of new private sector development.

Policy H4 seeks to improve the built form through better design and mix of properties.

PPS3 ‘Housing’

PPS3 provides very specific guidance on the type of sites which are suitable for new housing developments. Paragraph 36 states that suitable sites are those that have links to local infrastructure such as jobs and community facilities and can be achieved by making use of existing land.

“The priority for development should be previously developed land, in particular vacant and derelict sites and buildings”

This is reiterated further in paragraph 40 which seeks to ensure the most effective use of land by re-using land that has been previously developed.

Paragraph 45 seeks to determine appropriate housing densities.

“Good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area”

Paragraph 49 to 51 discusses specifically density and making the most efficient use of land.

PPS3 states that careful attention should be given to design particularly when it involves the intensification of the existing urban fabric.

“More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area. Successful intensification need not mean high rise development or low quality accommodation with inappropriate space”

Paragraph 50 goes onto state that:

“Density is a measure of the number of dwellings which can be accommodated on site or in an area. The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment”

Principle

The applicant is seeking outline planning permission for the principle of redevelopment this site for residential purposes and to determine the acceptability of the means of access. Matters of layout, appearance, landscaping and scale are
therefore not being considered at this stage and will be determined through the submission of reserved matters application(s) should outline consent be granted.

The application site is the site of a former Children’s Homes which is situated on the corner of Crossacres Road and Hollyhedge Road. The site has been derelict for an number of years following the demolition of the Children’s Homes and only an area of hardstanding and grassed area remains.

Whilst the site is unallocated within the UDP, it is considered that the application site is suitable for redevelopment for residential purposes. The site is located within a well-established residential area and is in close proximity to shops along Hollyhedge Road and local bus and rail services.

The proposal consists of 15 dwellinghouses for family houses with associated amenity space and car parking.

It is therefore considered that the principle of the proposal is acceptable as it satisfies the sequential approach set out within policy DP4 of the RSS and E3.2 of the UDP.

As the principle is considered to be acceptable, consideration has been given to matters of tenure, property type (including affordable housing), density and layout, means of access, impacts on surrounding residential amenity, highways/traffic implications and whether the proposal has successfully designed out crime. Consideration will also be given to indicative scale, amenity space, impact on existing tree coverage, sustainability, flood risk, ecology and Section 106 contributions.

Each matter will be addressed in turn.

**Tenure**

The housing stock that will be created as part of this development will be private, open market housing. This approach is considered to be acceptable as it will satisfy the objectives of the Guide to Development in Manchester SPD and the Wythenshawe SRF (policy H1) which seeks to alter the tenure mix in locations where there is a high percentage of social housing. This proposal will therefore offer greater choice and diversity in the local area.

**Property Type**

A total of 15 units are proposed as part of this development. This will include a mixture of the following property types:

- Ten, 4 plus bedroom properties;
- Five, 3 bedroom properties

There will be seven detached properties and eight semi-detached properties.

It is considered that the proposal provides a mix of property types for the area which contributes to creating a sustainable development which will offer varied accommodation for different family sizes.
Density and Layout

The applicants have not applied for ‘layout’ as part of this planning application and intend to deal with this by Reserved Matters. However, an indicative layout is shown for a density of 15 dwellings.

The Guide to Development states that in determining appropriate densities and layout regard must be had for the surrounding context. Several representations of objection to this planning application state that there is concern about the overdevelopment of the site. Outline planning permission has previously been granted for 10 residential properties at this site.

The indicative layout plan shows that the 15 dwellings do fit comfortably within the site. The application site is 0.64 hectares equating to a ratio of 23 dwellings per hectare. Whilst this application allows for a greater development density than the previous planning permission, this proposal will present a greater mix of property types and sizes which will be attractive to a range of families sizes rather than the previous proposal that simply offered very large dwellings.

Furthermore, the layout and density is consistent with the form and character of the surrounding area where development densities are between 20 and 27 dwellings per hectare. The dwellings will all have reasonably sized private amenity space and provision for a garage at the side of each dwelling. As such, it is considered that the proposed development density for the site is acceptable and is relatively low in comparison with some of the surrounding developments. The development offers an efficient use of land that will offer a good standard of accommodation both internally and externally to the properties.

Whilst the development layout is only indicative at this stage, it has been measured against a number of indicators, as outlined within the Guide to Development in Manchester SPD and PPS3 to help understand the appropriateness of the density at the site. The guidance states that densities (even higher densities) and layouts which enliven the street scene, add to the character and quality of the area, provide areas of well designed car parking and adequate amenity provision, should be supported.

The elimination of this derelict site, in such a prominent location, is welcomed with the redevelopment providing much needed family accommodation.

Plots 1 to 5 all face the new internal access road. Whilst the Guide to Development in Manchester seeks to encourage new dwellings to present their main pedestrian face to main roads (i.e. Hollyhedge Road), it is considered that in this instance this layout is acceptable. The Hollyhedge Road boundary contains a large amount of high quality mature trees which contribute positively to the visual amenity of the street scene. As such, the applicant was advised that this should be retained as part of any scheme.

The applicant presented a number of options to the City Council as to how the trees could be retained whilst producing the optimum layout.
The first option was to position the new access road behind the trees and allow these dwellings to front onto the trees. Concern was expressed about this layout as it would have meant the trees would not have been within the curtilage of a residential property which raised concern about the long term maintenance of the trees.

The second option incorporated trees into the front gardens of the proposed dwellings which would have given an active frontage Hollyhedge Road. Given the density of the trees, there was concern that proposed driveways may compromise the trees and would have made the front rooms of the properties dark due to the shade from the trees.

The layout of plots 1 to 5 is the optimum arrangement to ensure that the trees are protected by incorporating them into rear gardens. These dwellings have adequate rear amenity space and car parking to the side.

Plots 5 and 6 have a shared surface to access their garage and main entrance. Whilst shared surfaces are discouraged where possible, it is considered that it is appropriate in this instance as it will still allow the dwellings to maximise their relationship with the new access road and provide suitable car parking arrangements that will not dominate the front of the property.

Plots 7, 8, 13, 14 and 15 present their main pedestrian face to the new access road and they all have their garage to the side of the property. By having the plots overlooking the new access road it will provide natural surveillance of the street scene ensuring that there is activity and interest.

Plots 9, 10, 11 and 12 all front a shared surface and have an outlook onto the Green Belt to the south of the application site. Dwellings 10 and 11 will have a frontage with both the access road and the shared surface to maximise the natural surveillance and outlook to the street scene. Plots 9 and 12 will have a garage to the side of the property, with plots 10 and 11 having a garage within the curtilage to the rear. Whilst the use of the shared surface is not ideal, it presents the optimum layout for the dwelling allowing for car parking to the side and an outlook to the south.

Amenity space is another indicator as to whether a site is being overly developed. However, in this particular case adequate amenity space is provided for each dwelling. Although the amenity spaces varies for each plot, there is sufficient space for safe children’s play, drying of clothes and other such activities associated with a household.

Scale

The applicants have applied to deal with matters of scale by Reserved Matters. However, indicative levels of scale have been submitted with the application with the majority of properties being two storey in height. This is in keeping with the surrounding residential properties.

Along the Hollyhedge Road frontage, the dwellings will have accommodation in the roof space (i.e. 2.5 storeys). It is considered that this may be acceptable as the existing dwellings on the opposite side of Hollyhedge Road are slightly taller than the
other dwellings in the street scene. At the Reserved Matters stage, it is considered that the applicant would need to demonstrate that there are no unacceptable impacts due to this increase in scale, on surrounding residential amenity, and that this is in keeping with the surrounding area.

Affordable Housing

The proposal seeks to provide 15 large family dwellings on a site of 0.64 hectares. As such, the proposal triggers the City Council’s affordable housing threshold as specified within the SPD. The application site sits within an area where there is a high percentage of socially rented housing. As such it would be normal to require the provision of intermediate type of affordable housing, in this instance off site, primarily as the provision of such large properties, in a location next to Gatley, will mean that the properties will be largely unaffordable for local Wythenshawe residents looking to purchase a property.

However, the applicant has indicated that the proceeds from the sale of the land will be used to part fund a new college in Openshaw which will be a joint venture between the applicant and MANCAT. The City Council granted planning permission for the new college in April 2011 under reference number 095240/FO/2011/N2. The site is on the former Crossley Engines Site, Whitworth Street/Pottery Lane in Openshaw.

It is therefore considered that the use of the monies from the sale of this site should be prioritised to provide for the new educational facility in the City and off set the need for an affordable housing contribution in this case.

Means of Access

The means of access will be in the same location as the existing access to the site. The applicants are seeking to agree details of the access as part of this submission. The Head of Highway Services has stated that the access to the development is far enough away from the junction of Crossacres Road/Hollyhedge Road so as to not cause conflict and will be adequate to serve a development of 15 dwellings.

The access is sufficiently far away from the driveway of the nearest residential property to avoid any conflict.

The detailed road layout and design will be considered at the Reserved Matters stage.

Highway/traffic implications

Given the number of dwellings proposed, it is not considered that the 15 units will generate any significant traffic problems for the local highway network. On this basis, there have been no objections form the Head of Highway Services to this effect.

The site is within a sustainable location and the occupants of the properties will be able to take advantage of the local bus network and the train services from Gatley Train Station which is one kilometre from the application site.
The Head of Highway Services has indicated that the internal road layout would be appropriate for adoption. The road layout will need to be agreed in greater details to ensure that the footpath widths and carriageway widths are acceptable.

In terms of parking, each dwelling will have a garage to the side of the property plus a driveway. This will provide 100% off street parking for each dwelling which is adequate for the development. Having the garage to the side of each dwelling will reduce the impact of the car parking areas on the front of the dwellings which is desired by the Guide to Development in Manchester SPD.

Although the plots 1 to 5 turn their back to Hollyhedge Road, which could lead to on street parking in this location due to these dwellings accessing the rear of their properties, the Head of Highway Services does not believe that this situation will occur due to the presence of Traffic Regulations Order along Crossacres Road with the junction with Hollyhedge Road which restricts parking Monday to Friday outside the 8am – 9:30am and 3pm – 4:30pm periods i.e. the most vulnerable times in terms of traffic flows. The Head of Highway Services states that there is no evidence to suggest that there are already parking problems in this vicinity and therefore additional or an upgrade to the existing TRO would not be required.

Amenity space

Each dwelling will be have a front and rear garden which will provide the occupants of the properties outdoor space. The UDP does not provide any specific outdoor amenity space standards for residential developments. However, the Guide to Development in Manchester (SPD) states that outdoor space must be large enough for outdoor play/area to relax, to have an area to dry clothes, an area for additional storage and an area for planting/growing vegetables.

It is considered that whilst the rear gardens vary across the development, there is sufficient space to achieve all the objectives of the SPD outlined above.

It is, however, considered that given the size of the dwellings proposed i.e. 3, 4 and 5 bedroom properties, the development will increase the number of families within the area. As such, it has been agreed with the applicant that an off-site contribution should be made to improve play provision and other amenities at Hollyhedge Park. This will be secured by means of Section 106.

Residential amenity

The immediate area to the application site is characterised by residential properties. As such, the use of the site for residential purposes will complement the surrounding area.

Concerns have, however, been raised regarding the height of the dwellings and resulting overlooking. At this stage, scale has only been given indicatively. However, it is anticipated that the majority of the dwellings will be two storey in height with plots 1 to 5 having accommodation in the roof space which will increase the overall height of the dwellings. The scale of these dwellings should be appropriate given their
proximity to Hollyhedge Road with the rest of the dwelling mirroring those in the surrounding area.

Plots 12, 13, 14 and 15 will have boundaries with 7 to 13 Crossacres Road. The properties along Crossacres Road have large gardens which will leave a gap of 23 metres, at its narrowest point, between the rear elevations of the existing and proposed dwellings. There will be a gap of 8 metres between the rear elevation of plots 13 and 14 and the shared boundary with number 7 Crossacres Road and a gap of 12 metres from plot 15 to the shared boundary with 7 Crossacres Road. It is considered that these are the narrowest distances in the scheme and whilst close to these properties the distances are not considered unacceptable and will not lead to loss of privacy from overlooking. Site levels will be checked at the Reserved Matters stage to ensure that the proposed dwellings are not in an elevated position.

Plots 5, 6, 7, 8, 9 and 10 will share a boundary with 298 Hollyhedge Road, Cloverly and Brook Lea. Again the generous gardens of these existing plots means that the gaps between the properties are acceptable. There will be at least 11.5 metres to the shared boundary and over 40 metres from the rear gable to rear gable.

Plots 9, 10, 11 and 12 overlook the Green Belt to the south of the site which should not give rise to any overlooking to surrounding residential properties.

Residents have raised concern that there are no details of boundary treatment. This will be dealt with at the Reserved Matter stage.

The owners of Brooklea have raised concern about the loss of two trees abutting their site. The applicants arborist has recommend the removal of these trees regardless of the development due to health and safety concerns. At the Reserved Matters stage a comprehensive landscaping scheme will be put in place to mitigate against lost tree coverage and to provide adequate screening where necessary.

**Noise and vibrations**

The potential noise sources from a development of this nature are considered to be minimal and are in keeping with the nature of the residential area. A number of objections have raised concern about the noise from the comings and goings from the site. It is not considered that these will be excessive due to the low density nature of the site. Given the previous use of the site for a children’s home it is considered that the domestic activities of redeveloping this site will be similar if not less than the use of the site as a Children’s Home.

The Head of Environmental Health has not raised any objection to the development. They have, however, requested the imposition of a condition requiring the is that the residential accommodation to be insulated against noise from the surrounding road network.

**Designing out crime**

The proposal has been the subject of a Crime Impact Statement prepared by the Design for Security Consultants at Greater Manchester Police. They believe that
Secured by Design Accreditation can be achieved at the site subject to their recommendations within their report and further information being submitted at the Reserved Matters stage.

It is recommended that a condition requiring Secured by Design to be achieved is attached to any planning approval granted.

Natural environment

A full habitat survey has been carried out on the application site.

An inspection of all the trees has been carried out. The assessment concludes that the trees and shrub have the potential to support nesting birds and that there is limited summer roostings opportunities for bats as well as habitat for foraging and commuting bats.

The habitat survey recommends that tree removal must take place outside of bird nesting season to avoid any conflicts with breeding birds.

In terms of the bats, some of the trees have the potential to support roosting bats. As such, a precautionary approach to tree removal should be carried out. Should the presence of bats be found then all work should cease and a licensed bat ecologist called to site for further inspection.

The Greater Manchester Ecology Unit concur with the findings of the Ecology report and suggest a condition in particular that the timing and method of vegetation clearance be agreed along with tree felling in relation to bats.

In order to increase the ecology and range of habitats at the application, it is recommended that biodiversity enhancement measures be agreed prior to the commencement of development.

Furthermore, the extensive landscaping scheme should include species which will encourage bird and other wildlife to the site. This is in line with the objectives of PPS9 and policies E2.3 and E3.4 of the UDP. This should also be secured by means of planning condition.

Ground conditions

A contaminated land report, including preliminary assessment, desk top study and remediation strategy investigating the site in terms of ground contamination and water and gas conditions has been submitted.

The Head of Environmental Health has considered the information and has requested further details. It is therefore recommended that a condition of the planning approval is that this further information is prepared to the satisfaction of the Head of Environmental Health prior to the commencement of development. On completion of the works, a verification report should be submitted.

Flood risk
A full flood risk assessment has been prepared in support of this planning application. PPS25 requires a flood risk assessment to be prepared where residential development sites are over 0.5 ha.

The application site is within Flood Zone 1 i.e. low risk of fluvial flooding. The Environment Agency has assessed the report and recommends that a scheme to limit surface water run-off at the development should be agreed prior to the commencement of development. Furthermore, whilst there is no historical evidence associated with the previous land use that would give rise to contamination. The site is underlain by a principal aquifer which is considered to be a controlled waters reception by the Environment Agency. As such, there should be a review of the site investigation report when this has been completed.

These should be conditions of the planning approval.

**Trees/Landscaping**

A full tree survey has been carried out at the application site. This has surveyed 52 individual trees and 7 group trees. There are 9 category “A” (Trees of high quality and value), 14 category “B” (Trees of moderate quality and value) and 20 category “C” (Trees of low quality and value) trees at the application site. There are a further 9 trees which are designated for removal without the development of the site due to poor condition. In terms of the group trees these are 5 category ‘C’ groups and 2 groups recommended for removal within the development.

A total of 21 individual trees will be removed as part of the development proposals. These include the 9 trees recommended for removal. The trees which are to be removed as part of the development are 10 category ‘C’ trees and 2 category ‘B’ trees. Furthermore, 3 group trees will be removed (including the one which is recommend for removal). The two groups which are required to be removed as part of the development are category ‘C’. The rest of the trees will be retained at the site and included in the landscaping scheme.

It is considered that the majority of the high quality tree coverage at the site will be retained i.e. along the Hollyhedge Road frontage. The City arborist has requested that a method statement should be submitted to ensure that the trees are not affected by the development. This should be a condition of the planning approval.

In mitigation of the trees to be lost, the applicant proposes to mitigate against the loss of the tree coverage in order to comply with the City Council’s Tree Strategy which seeks to encourage a 10% net gain in trees that at lost and policy E2.6 of the UDP.

This should be a condition of the planning approval.

**Sustainability/renewable energy**

Policies E1.5 and E1.6 of the UDP and the Guide to Development in Manchester SPD, seek to ensure that new developments are designed in a sustainable manner and incorporate renewable energy. The proposal has been assessed against the
Code for Sustainable Homes pre-assessment criteria, which has indicated that the proposal should achieve a code level 3 star rating.

The applicant has submitted an environmental standards report in support of their planning application. No specific details have been given in respect of renewable energy and energy efficiency. However, the reports demonstrates a commitment to achieving a good standard of design and incorporation of renewables into the detailed design scheme. A condition of the planning approval should be that such detailed matters are submitted which demonstrate a commitment to ensure at least 20% on site renewable energy technologies are incorporated into the development to reduce energy demands from other sources.

The extensive tree planting will also help improve the biodiversity at the site through sustaining and creating habitats.

**Waste management**

The applicant has submitted a waste management strategy with their application. This is considered to be acceptable. At the Reserved Matters stage it will be necessary to understand the location and see elevations of a suitable structure, for the waste bins. It is also recommended that this is a condition of the planning approval.

**Disabled access**

During the Reserved Matters stage it will be necessary for the applicant to show compliance with Design for Access 2. This should be a condition of the planning approval.

**Section 106 Agreements**

A section 106 will be attached to this planning application in respect of securing the monies associated with the off site works at Hollyhedge Park.

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

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

**Recommendation**  MINDED TO APPROVE subject to the signing of a Section 106 agreement for off site amenity improvement at Hollyhedge Park delegated to the Head of Planning for final determination

**Reason for recommendation**

on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Policy H1.2 states that the Council wishes to ensure that the housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester. The properties will be a mix of 3, 4 and 5 bedroom properties and will be designed to be accessible by disabled occupants.

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive. The site has been vacant for a number of years and has become an area for fly tipping. Its redevelopment is therefore welcomed as will improve the attractiveness of the residential area.

Policy H2.2 outlines that the Council will not allow development which will have an unacceptable impact on residential areas. The traffic implications of the development will be low and the scale and form of the dwelling is consistent with the surrounding residential area.

Policy H2.7 states that new housing scheme will be expected to be of high standard of design and make a positive contribution towards improving the City’s environment. The indicative layout and density for the development will allow for adequate amenity space and private parking in accordance with the Guide to Development in Manchester SPD. The detailed design will be dealt with by means of planning condition.

Policy E1.5 states that the Council will contribute towards energy conservation. The site is within a sustainable location with access to the local bus and rail network. The reserved matters application will ensure that the development achieves a high level of energy efficiency and incorporates renewable energy into the scheme.

Policy E1.6 requires building materials used in new developments be environmentally friendly where this is possible. The Code for Sustainable Homes pre-assessment submitted with the application seeks to ensure that high quality materials and sourced in a sustainable way. Materials will also be agreed by means of planning condition.
Policy E3.2 states that the Council will reduce the problem of derelict small sites, including derelict buildings, where shape and location would discourage proper maintenance for open spaces, by encouraging redevelopment. The sites redevelopment is welcomed as it has been vacant for some time and will positively contribute to the area as a residential development.

Policy E3.5 states that the Council will promote developments that will lead to a safer environment for all people living in and using the City. The planning application has been accompanied by a Crime Impact Statement and detailed security measures with be agreed at the Reserved Matters stage.

Policy L1.5 states that the Council will seek to upgrade other parks and recreation areas, wherever possible making use of private sector finance, to provide safe, secure and attractive areas accessible to all which provide a range of recreational activities to suit different groups of people. Given the increase in family accommodation at the site, the number of children in the area will increase. The applicant has therefore agreed to provide a contribution to off site amenity improvements at Hollyhedge Park.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. Each dwelling will have a garage and driveway to provide in curtilage parking. It is not considered that the proposal will lead to on street parking and a condition of the planning approval will be the retention of the garage to park a car.

Policy EW1 provides a general policy to guide development in Wythenshawe. In particular, the policy seeks to protect and improve the quality of both the built and the open environment. There will be no harm to wildlife at the site as the area is of low ecological value. However, a precautionary approach to tree felling will take place along with protect of a large amount of the existing tree coverage and comprehensive replanting.

Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people. This is will secured at the Reserved Matters stage to ensure that the development is accessible to all.

**Conditions and/or Reasons**

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the layout, appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings


Supporting Documents


Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the first use of the development hereby approved.

Development shall be carried out in accordance with the approved details and shall thereafter be retained.
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 in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

6) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the Phase I Geo-environmental Assessment prepared by Halcrow (stamped as received by the City Council, as Local Planning Authority, on the 21 March 2011), a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.
Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

8) Before the development hereby permitted is commenced a scheme showing the provision of the residential units being accessible for disabled people shall be submitted and approved in writing by the City Council, as Local Planning Authority. Such details shall include floor plans and layout of the residential dwellings, route widths, levels and gradients. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester Policy DC7 of the Unitary Development Plan for the City of Manchester (1995).

9) Notwithstanding the Noise Assessment prepared by Halcrow (stamped as received by the City Council, as Local Planning Authority, on the 21 March 2011), before the development commences a scheme for acoustically insulating the residential accommodation against noise from Hollyhedge 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 Hollyhedge Road; in order to protect future residents from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) The development hereby approved shall achieve a post-construction rating of at least three stars or more under the Code for Sustainable Homes. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

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

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

Reason - In the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

12) Notwithstanding the waste management strategy prepared by Halcrow (stamped as received by the City Council, as Local Planning Authority, on the 21 March 2011),
no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, including location and elevations of suitable structures, has been 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 residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

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

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

14) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the
area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

15) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

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

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

17) No development shall commence until a hard and soft landscaping treatment scheme, including suitable tree replacement) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies H2.2, E2.6 and DC16; of the Unitary Development Plan for the City of Manchester and the City Council's Tree Strategy.

18) Prior to the commencement of the development, details of a scheme to limit the surface water run off from the proposed development must be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved scheme shall then be implemented prior to the first occupation of the development hereby approved.

Reason – To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to policy DC21 of the Unitary Development Plan for the City of Manchester (1995).

19) Prior to the commencement of the development, detailed timescales and method for tree felling and vegetation clearance shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented in accordance with the details.
No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July). 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 - To protect existing habitats for bats and birds, pursuant policy E2.3 of the Unitary Development Plan for the City of Manchester (1995) and PPS9.

20) Prior to the commencement of the development, details of biodiversity enhancement measures shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Details shall include timescales for implementation. The approved details shall then be implemented in accordance with the previously approved scheme and on completion of the works a verification report submitted.

Reason – To secure biodiversity enhancement measures pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for the City of Manchester (1995).

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

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

22) Prior to the commencement of the development, details of on site renewable energy technologies, which seeks to achieve at least 20% of final site energy demand, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the development and thereafter retained.

Reason – To incorporate renewable energy technologies within the development to reduce energy demands from other sources, pursuant to policy E1.5 of the Unitary Development Plan for the City of Manchester (1995) and the Guide to Development in Manchester SPD (2007).

23) Prior to the commencement of the development hereby approved, a method statement detailing works in and around the trees shall be submitted and approved by the City Council. The development shall then be carried out in accordance with the approved details unless otherwise agreed by the City Council.
Reason – To ensure that works in close proximity to the tree coverage is appropriate pursuant to policy E2.6 of the Unitary Development Plan for the City of Manchester (1995).

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: 095812/00/2011/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 held by the Planning Division.

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

Wythenshawe Regeneration Team
Environment Agency
Greater Manchester Police
Greater Manchester Archaeological Unit
Greater Manchester Ecology Unit
Stockport Metropolitan Borough Council
Manchester Airport Safeguarding Officer
10 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
11 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
12 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
6 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
7 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
8 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
9 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
10 Crossacres Road, Manchester, M22 5AA
12 Crossacres Road, Manchester, M22 5AA
14 Crossacres Road, Manchester, M22 5AA
16 Crossacres Road, Manchester, M22 5AA
18 Crossacres Road, Manchester, M22 5AA
2 Crossacres Road, Manchester, M22 5AA
4 Crossacres Road, Manchester, M22 5AA
6 Crossacres Road, Manchester, M22 5AA
8 Crossacres Road, Manchester, M22 5AA
11 Crossacres Road, Manchester, M22 5AD
13 Crossacres Road, Manchester, M22 5AD
7 Crossacres Road, Manchester, M22 5AD
9 Crossacres Road, Manchester, M22 5AD
Crossacres Primary School House, 17 Crossacres Road, Manchester, M22 5AD
Brook Lea, Styal Road, Manchester, SK8 4JQ
Clovelly, Styal Road, Manchester, SK8 4JQ
Flat 1, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 10, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 11, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 12, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 13, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 14, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 15, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 16, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 18, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 19, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 2, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 20, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 21, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 22, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 3, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 4, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 5, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 6, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 7, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 8, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Flat 9, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
84 Styal Road, Manchester, SK8 4JQ
Flat 17, Hollyhedge Heights, 298 Hollyhedge Road, Manchester, M22 4EE
Crossacres Infants And Juniors Primary School Infants, Crab Lane, Manchester, M22 5AD

Representations were received from the following third parties:

7 Crossacres Road Manchester M22 5AD
Clovelly Styal Road Manchester SK8 4JQ
Brooklea Styal Road Manchester SK8 4JQ
11 Crossacres Road Manchester M22 5AD

Relevant Contact Officer: Jennifer Atkinson
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Email: j.atkinson@manchester.gov.uk