

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
111568/FO/2016/S2	8th Apr 2016	2nd Jun 2016	Didsbury West Ward

**Proposal** Change of use of ground floor from (Class A1) retail to (Class A3) restaurant together with installation of new shop front, elevational alterations to the side and rear of single storey extension and installation of flue to rear

**Location** 105 Lapwing Lane, Didsbury, Manchester, M20 6UR

**Applicant** PJD Property Company (2014) Ltd, C/o Agent,

**Agent** Kath Ludlam, Ludlam Associates, The Bank, 99 Palatine Road, Didsbury, Manchester, M20 3JQ,

### **Description**

The application site relates to a vacant retail shop formerly known as Innmans which occupies two units within a parade of nine mixed units that includes, a bar, cafés, a post office and a pharmacy. In addition to the Edwardian parade there is also a Pizza Express restaurant and a bank which fronts the corner of Palatine Road and Lapwing Lane. The property is three storeys in height and contains two upper floor apartments. The property fronts Lapwing Lane, where there are eighteen car parking spaces, a bus stop and West Didsbury Metrolink Stop.

At the rear the property is an alleyway which provides access to the rear of the yard and existing stairwells to the first floor apartments.

The application site forms part of the Ballbrook Conservation Area with the surrounding area comprising of residential streets consisting of Edwardian housing built between 1910 and 1914, mostly by developers Booth & Britten, who employed the architect George Westcott. The same team also created the terrace of shops with a cast-iron and glass canopy on Lapwing Lane in 1913.

The proposal is for a change of use of the ground floor from retail to a restaurant together with installation of new shop front, elevational alterations to the side and rear of the existing single storey extension (application reference: 056612/FO/SOUTH2/99) and installation of flue to rear.



## Consultations

**Local Residents/Public Opinion** – A total of 13 objections have been received from 11 of properties in the surrounding area. A summary of the comments received is set out below:

- The proposal fails to take into consideration the car parking implications on the surrounding residential streets. Since October 2015 the Ballbrook Conservation Area has been inundated with long-stay non resident daytime car parking, mostly Christie staff as a result of the S106 agreement accompanying the Christie MCRC development;
- There are also problems with speed of traffic, pavement parking and congestion both during the day and evening;
- Recognises that any restaurant would require an external flue. However, concerns have been raised regarding visual impact of the flue on the properties to the rear of the application site. In addition to unpleasant odours emanating from the flue potentially from 11:00 to 23:00 each day;
- Object to operating the same hours as 97 Lapwing Lane, noise and disturbance from customers entering/leaving the property and that the late hours would mean the emphasis is more on drinking than food;
- Accept that some customers may choose to walk or travel by bus/tram to the restaurant. However the residential roads are already congested by Christie staff, visitors to the Job Centre, Metrolink users and in the evening customers for Pizza Express and Wine and Wallop;
- Suggested that a residential car parking scheme may mitigate the impact of car parking and should be a condition of any approval;
- The new business signage should be in keeping with the character of the existing Edwardian canopy;
- Concern about further accumulation of litter, waste and that it will attract vermin;
- Concerns had been raised regarding disposal of waste and recycling late at night will disturbed local residents.
- Question the need/demand for another restaurant in the area.

**Ballbrook Conservation Area Group** - The conservation group have raised concerns with the loss of a retail unit within the parade, although a restaurant is preferred over an empty unit.

Flue - Concerned over the appearance, odour and noise from the flue and feel that the flue should be designed to be in keeping with the aesthetic of the conservation area;

Car Parking - The group are concerned that if approved the application for the restaurant with 70 covers will lead to a further demand for on-street car parking which will overspill into the residential areas in the evening together with the associated noise and disturbance this may bring.

Opening Hours - They believe that the opening hours should be until 22:30 every day and 23:00 on a Saturday, as they are concerned that customers leaving the restaurant any later may cause unacceptable noise/disturbance on nearby residents.

Litter - The proposed use may bring further litter to the area.

Signs - They believe that the Edwardian Arcade Canopy provides a significant contribution to the Conservation Area. The Group hope that the sign is designed in an appropriate style.

Conditions - Conditions relating to outdoor seating, deliveries, servicing, collections and times for the disposal of refuse and glass in outside receptacles that were imposed on 97 Lapwing Lane, should also be imposed on the proposed restaurant.

**West Didsbury Residents Association** – Do not object to the planning application, however they have raised the following areas which they feel should be addressed;

Opening Hours - They believe that the restaurant should have the following opening hours:

Mon-Wed 09.00 - 23.30

Thu-Sat 09.00 - 00.30

Sun 09.00 - 23.00

First floor apartments bin storage - They note the bins are not shown for the first floor apartments.

A3 Use - Note that A3 use is likely to have a greater potential for noise, disturbance and odours.

Car Parking - Noted that restaurant would likely lead to a greater demand for on-street parking, however noted that there is ample public transport in the vicinity and believe that the loss of amenity would not be as great.

New shopfront - The new shopfront should be constructed with wooden framing and retain the existing low stall riser, in order to preserve the visual amenity of the conservation area.

Front Forecourt - Noted that there are no plans to use the front forecourt, however they believe that any future application should be limited to 4 tables with reduced hours.

**Greater Manchester Police Design for Security Team** – No objection provided that the following security recommendations are implemented:

Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

If cash is to be kept within the property overnight then a time delay safe certified to LPS 1183 should be installed and kept within a secure room that is only accessible by the members of staff.

Any staff areas that are to be included within the property should be access controlled and restricted to members of staff only.

Dusk till dawn lighting should be installed to all external doors.

Opening hours should run in line with other businesses in the area.

**Environmental Health** – Environmental Health have sought further clarification on the acoustic report and have recommended conditions on opening and servicing hours, acoustic insulation, external amplified music and refuse storage. Any further comments will be reported to Committee.

**Highways** – The proposed development is considered to be accessible and is located close to public transport links, with access to Bus, MetroLink and Taxi facilities all within acceptable walking distances.

Traffic demands associated with restaurants are expected to be low, the proposed development would not require any specific off-street car parking and the existing provisions within the surrounding streets are considered satisfactory.

As with similar development it is considered that the majority of trips to the building would be undertaken by customers arriving on foot and as a combination of trips by public transport or by taxi. For those trips undertaken by customers using private cars there are adequate car parking facilities available within the on-street parking bays available in Lapwing Lane.

There is restricted parking to the front of the parade (2 hours between 8am and 6pm on Mondays to Saturdays). There are no restrictions on car parking in Lyndhurst Avenue.

Servicing arrangements are acceptable.

## Policies

### **National Planning Policy Framework**

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outline a “*presumption in favour of sustainable development*”. This means approving development, without delay, where it accords with the development plan and where the development plan is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

**Section 2 Ensuring the vitality of town centres** - This guidance states that planning policies should be positive, promote competitive town centre environments and support the management and growth of centres, their viability and vitality.

**Section 7 Requiring good design** - This guidance emphasises the importance of design to the built environment and its contribution to sustainable development and making places better for people and creating attractive, safe and accessible environments.

### **Development Plan**

The Development Plan in Manchester comprises of:

**Manchester Core Strategy Development Plan Document (2012)** - The Core Strategy was adopted on the 11<sup>th</sup> July 2012 and replaces a large number of policies in Manchester’s Unitary Development Plan.

**The Unitary Development Plan (UDP) for the City of Manchester (1995)** - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027, the policy states that all development in the City should:

- Make a positive contribution to neighbourhoods of choice including:-
  - creating well designed places that enhance or create character.
  - making a positive contribution to the health, safety and wellbeing of residents
  - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

- protect and enhance the built and natural environment.

- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

These key principles are applied to all planning applications within the City and the application has been considered in accordance with the policy.

#### Policy 'EN 1 Design Principles and Strategic Character Areas'

Policy EN 1 states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

#### Policy EN 3 'Heritage'

Policy EN3 states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance (this includes conservation areas).

#### Policy DM1 'Development Management'

Policy DM1 seeks to ensure that new development contributes to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities and particularly by contributing to neighbourhoods of choice. This policy also seeks to protect the amenity of an area from the adverse impacts of development.

#### Policy C10 'Leisure and the Evening Economy'

Policy C10 states that new development, and redevelopment that supports the evening economy, contributing to the vitality of district centres and supporting a balanced and socially inclusive evening/night-time economy will be permitted, subject to impacts on residential amenity, any cumulative impact or concentration of hot food take-aways and bars, and maintaining a balance between day-time and night-time economies.

The relevant **UDP** policies for this application are as follows:

#### DC10 'Food and Drink Uses'

Saved UDP Policies DC10.1 to DC10.4 sets out the considerations to be made when assessing proposals for food and drink uses.

Policy DC10.1 states that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

Policy DC10.2 states that the Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3 states that development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4 states that where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle; conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

Saved Policy DC 18 'Conservation Areas'

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve or enhance the character of its designated Conservation Areas by considering the following issues the effect of major changes to the appearance of existing buildings.

Save Policy DC26 Development and Noise

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

the effect of new development proposals which are likely to be generators of noise; and the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- in residential areas;
- rear schools, hospitals, nursing homes and similar institutions;
- near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and
- administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

## **Issues**

**The principle of the use** – Policy DC10.2 states that the principle of food and drink uses is acceptable where they sit within a parade of 8 or more shops or offices. The parade is neither a designated local centre nor within the boundaries of Didsbury District centre. However, despite the lack of a designation in the Core Strategy the parade does function like a local centre as it provides a variety of different



services/facilities for the local community it serves. Currently the parade consists of; One take-away (A5), a café/bar (Sui Generis), beauty salon (Sui Generis), two café/restaurants (A3) and four shops (A1). Although the parade contains similar uses, it is considered that a restaurant at this location would not result in a pre-dominance of this type of use or create an imbalance between day-time and night-time economies. Therefore the principle is considered to be in accordance with the criteria set out in Policy C10.

Matters that will require consideration, in order to assess the acceptability of any proposal are impacts on residential amenity, hours of use, fume extraction, parking, servicing and refuse. In this instance it is also necessary to consider the proposal in the context of its appearance within a conservation area.

**Residential Amenity** – The parade of shops is located close to the junction of Lapwing Lane and Palatine Road and is commercial by nature. However there are a number of residential properties to the rear and side of the parade and in some of the upper floors of the parade including above the ground floor of the application property. Although there have been some concerns raised by local residents regarding noise and disturbance especially late at night it is not considered that the proposed restaurant would not give rise to more detrimental impacts than the other existing uses within the parade and those adjacent near the corner of Palatine Road and Lapwing Lane, especially given the proximity to other premises.

The application does not include for any proposed outdoor seating area, in addition Environmental Health, whilst not objecting to the proposals in terms of noise impacts, have requested that a number of conditions be attached to any approval including to acoustically insulate the premises prior to first use and the restriction on any outdoor dining or drinking or playing of amplified music that would help to minimise the impact on those residents.

**Hours of Use** – The proposed hours of use are as follows:

Monday to Friday: 11:00 - 00:00

Saturday: 11:00 - 00:30

Sundays and Bank Holidays: 11:00 - 23:00

Environmental Health have raised no objection to the hours proposed as they are same as those approved under application reference (102309/FO/2013/S2) at 97 Lapwing Lane for the a food and drink use. Given the proposed use of the unit as a restaurant it is not considered that the proposed hours are excessive for the location.

**Fume Extraction** – Residents and Ballbrook Conservation Group have raised concerns regarding the appearance of, and odours and smells emanating from the flue. Environmental Health have requested the imposition of a condition regarding the submission of a scheme for fume extraction to mitigate any impact in terms of odours and smells. In response the applicant has provided further information, any further comments received form Environmental Health will be reported to Committee. The visual impacts of the flue will be discussed in the section below.

**Appearance/Impact on Conservation Area** – Bringing the vacant premises (empty since April 2015) back into use would be an improvement to vitality and viability of the local parade. In terms of elevational alterations these would be in the form of changes to the front of the premises with a new shop front (figure 1).



Figure 1: Existing and Proposed Elevations

At the rear the proposed changes would involve the removal of a rear and side window and door. In their place will be a new window and door into the rear yard.

Concerns have been raised regarding the visual appearance of the proposed flue, however in terms of its impact on the conservation area this is not considered to be significant given its location to the rear with limited views from public areas. Whilst the appearance of the flue would be similar to others installed to the rear of the parade it is considered that its visual appearance would be improved if the flue were to be painted black, an appropriately worded condition is proposed to require this to be undertaken.

**Car Parking** – A number of residents have raised concerns with regards to the impact upon car parking and although no dedicated customer on-street parking facilities are provided, this is common for facilities of this nature in a local parade of shops. However, this parade is served by eighteen car parking spaces situated directly to the front of the property, these spaces are restricted to two hours between 8:00 and 18:00. In addition to this provision the parade is served by good public transport links in the form of buses, the tram stop and taxi bays located opposite. Highways Services have raised no objections to the proposal in terms of impact on the highway network. It is therefore considered that any additional parking and servicing required by the use of the premises as a restaurant can be adequately

catered for on the surrounding streets and would not give rise to unacceptable impacts that would warrant refusal of the application.

**Servicing/Refuse** –The supporting planning statement indicates that the restaurant will be serviced from the front minimising any impact on the residents at the rear. Furthermore it is recommended that the servicing hours are restricted to Monday to Saturday 7.30 am to 8.00 pm with no deliveries or waste collections on Sundays or Bank Holiday Mondays to further protect the amenities of the nearby residents.

In terms of refuse storage this will be contained within the rear yard and not the alleyway, in order to secure adequate arrangements for the disposal of refuse from the restaurant it is recommended that a condition is attached to any approval to indicate how the refuse strategy will operate.

**Conclusion** – It is considered that on balance the proposed change of use would not give rise to unacceptable impacts to warrant refusal of the application. The use would introduce additional activity to a parade that has been subject of recent environmental improvements led by a local organisation and bring back into use a currently vacant unit. It is not considered that the proposed use would give rise to unacceptable impacts in terms of residential amenity either by way of noise, odours or an increase in comings and goings within a commercial parade. The scheme is considered to be in accordance with the guidance contained within saved policies DC10, DC18, DC26 and Core Strategy policies EN3, DM1, C10 and SP1

**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 Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing 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. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      APPROVE**

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning

application. Officers have discussed acoustic insulation and refuse storage details during the course of the planning application.

### **Conditions to be attached to the decision**

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing No. 200 Revision D stamped as received by the City Council as Local Planning Authority, on the 16.05.2016

Drawing No. 201 Revision B, stamped as received by the City Council as Local Planning Authority, on the 14.03.2016

Drawing No. 300 Revision B, stamped as received by the City Council as Local Planning Authority, on the 14.03.2016

Drawing No. 301 Revision B, stamped as received by the City Council as Local Planning Authority, on the 14.03.2016

Planning and Heritage Statement March 2016 as prepared by Ludlam Associates, stamped as received by the City Council as Local Planning Authority, on the 14.03.2016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday: 11:00 - 00:00 hrs

Saturday: 11:00 - 00:30 hrs

Sundays and Bank Holidays: 11:00 - 23:00 hrs

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1, EC9, C2, C6, C10 and DM1 of the Core Strategy and saved policies D10.1-10.4 and DC14.1-14.4 of the Unitary Development Plan for the City of Manchester.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday - 07:30 am to 20:00 hrs

No deliveries or waste collections shall take place on Sundays or Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby premises, pursuant to policies SP1 and DM1 of the Core Strategy and saved policies D10.1-10.4 the Unitary Development Plan for the City of Manchester.

5) No refuse, glasses or glass bottles shall be disposed of in outside receptacles between the hours of 21:00 and 08:00 hrs

Reason - To protect the amenity of the occupiers from noise caused by putting out refuse, glasses or bottles late in the evening and early morning pursuant to policies D10 and DC26 of the Unitary Development Plan, and DM1 and SP1 of the Core Strategy for the City of Manchester.

6) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policies DC10 and DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

9) No amplified sound or any music shall be produced or played in any part of the site outside of the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

10) Before the first use of the development hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse 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 public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) Prior to the hereby approved extraction flue being installed a scheme to enhance its visual appearance shall be submitted and approved in writing by the City Council as local planning authority. The approved scheme shall be installed in full and remain in perpetuity.

Reason - In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy.

12) No external areas of the development hereby approved shall be used for external dining or drinking unless otherwise expressly granted by a planning permission.

Reason – In the interests of residential and visual amenity of the area in which the premises are located pursuant to policies SP1 and DM1 of the Core Strategy.

### **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: 111568/FO/2016/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:**

Greater Manchester Police

A map showing the neighbours notified of the application is attached at the end of the report.

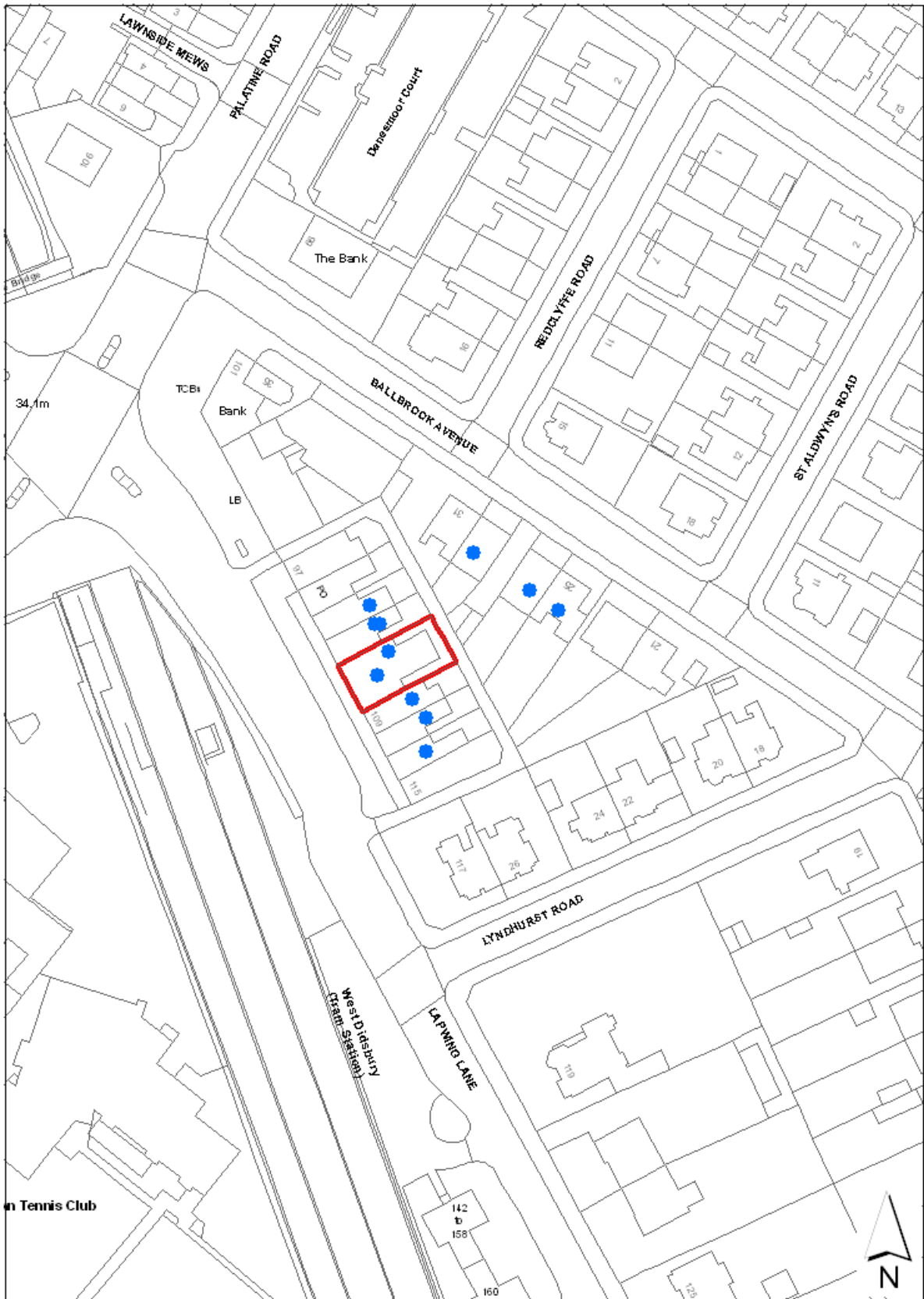
### **Representations were received from the following third parties:**

Greater Manchester Police

17 Ballbrook Avenue, Manchester, M20 3JG  
21 Ballbrook Avenue, Manchester, M20 3JG  
25 Ballbrook Avenue, Manchester, M20 3JG  
27 Ballbrook Avenue, Manchester, M20 3JG

31 Danesmoor Road, Manchester, M20 3JT  
2 Lyndhurst Road, Manchester, M20 3JU  
4 Lyndhurst Road, Manchester, M20 3JU  
18 Lyndhurst Road, Manchester, M20 6AA  
20 Lyndhurst Road, Manchester, M20 6AA  
6 Redclyffe Road, Manchester, M20 3JR  
1 St Aldwyns Road, Manchester, M20 3JF  
4 St Aldwyns Road, Manchester, M20 3JF

**Relevant Contact Officer :** Robert Tyrer  
**Telephone number :** 0161 234 4068  
**Email :** [r.tyrer@manchester.gov.uk](mailto:r.tyrer@manchester.gov.uk)



 Application site boundary  Neighbour notification  
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