

Application Number	Date of Appln	Committee Date	Ward
112477/FH/2016	8th Jul 2016	17 Nov 2016	Didsbury West Ward

Proposal Conversion of existing bungalow to a two-storey flat roofed house with a single storey side extension

Location 81A Palatine Road, Didsbury, Manchester, M20 3LJ

Applicant Mr Paul Rudge , 81A Palatine Road, Didsbury, Manchester, M20 3LJ

Agent Miss Susan Russell, 49 Alness Road, Whalley Range, Manchester, M16 8HW,

Description

The application site is a single storey, 2 bedroom detached bungalow situated within a plot at the rear of a vacant and overgrown site at the rear of 29-33 Circular Road to the north. The remaining land uses are all residential comprising the rears of 3-storey flats at 81 Palatine Road to the west, garden area of 27 Circular Road to the east and 1,3,5 and 7 Sandleigh Avenue to the south (see photos below). The site is accessed via an unadopted narrow grassed track taken off Circular Road and is surrounded by block paving. The site boundaries are either of brick walling (north and east), timber panel fencing (west) and mature shrubs and trees to the south. There is space within the front garden area for the parking of several vehicles.

The application site (edged red) with access off Circular Road (edged blue)



As described, the surrounding area is residential comprising a varied housing typology of mainly 1960's 2-storey terraced houses to the north and semi-detached Victorian era 3-storey houses and flats to the south and west. No.27 Circular Road is one of the oldest properties, being a detached Victorian dwelling.



Existing bungalow: East-facing elevation



Access into the site: No.29 on left. No.27 on right



81A, the access track and vacant site to the north



Southern boundary with the conservation area

The vacant plot immediately north of the site was previously occupied by garages which have since been demolished.

The site is also on the boundary of the Ballbrook conservation area, the northern boundary of which finishes at the rear of houses on Sandleigh Avenue (see plan below, conservation area shaded blue, site edged in red).



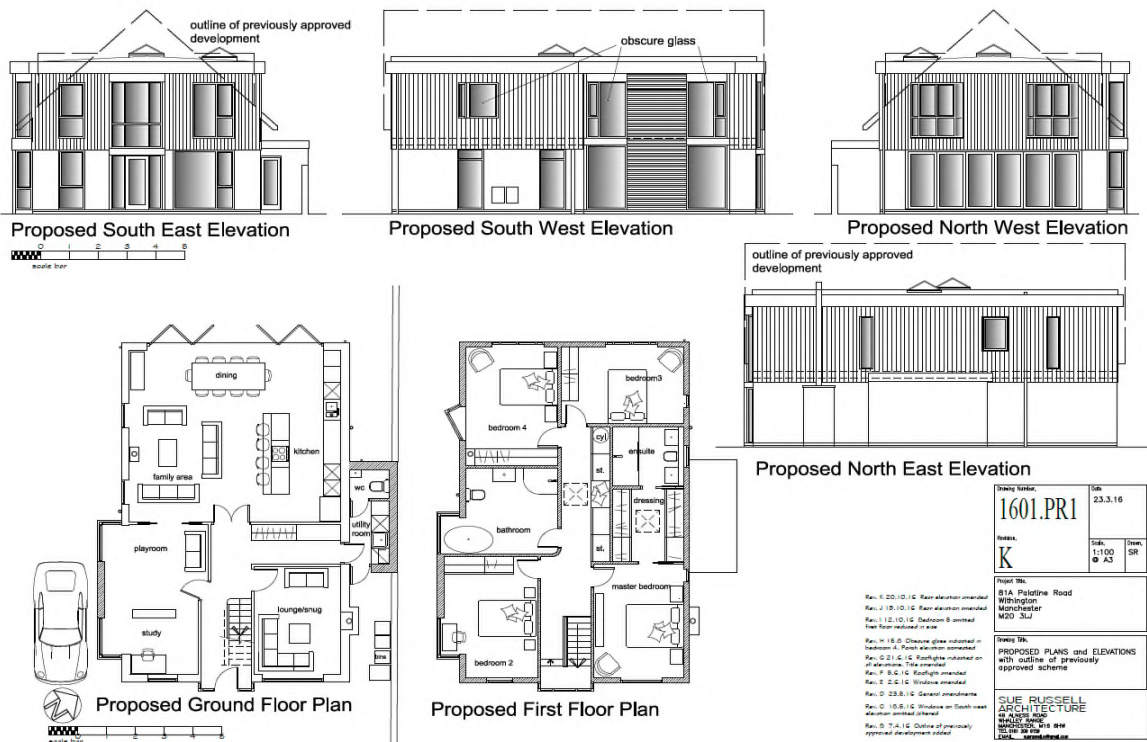
Description of Development

The application proposes to construct a first floor, flat roof extension on the existing ground floor footprint to provide 2no. additional bedrooms. The application has been amended since first submission, reducing the total number of bedrooms within the overall property applied for from 5 to 4 and removing an overhang design at first floor. Small ground floor extensions are also proposed on the northern and southern elevations to provide an extended playroom / study (south) and utility room / WC (north).

Trees on the site have been surveyed and the application is accompanied by an Arboricultural Impact Assessment.

The proposed development includes obscurely glazed windows at first floor on the southern elevation (see plans and elevations below).

In support of the application, the applicant has highlighted the problems with the existing building and the site in general which have included fly-tipping and unauthorised occupation, and the benefits of the application, these being the creation of a long-term habitable family home, improvement of and care for the landscape including mature trees on the boundary and a presence on the site which would be a deterrent to unauthorised activities.



Site History

The application site has been subject to 6 applications since permission was first granted for the bungalow in December 1988 (Ref: 32553). The full site history since first approval with most recent first, is set out below:

1. Application No: 099577/FH/2012/S2

An application was **refused** in October 2012 by the Planning and Highways Committee for the addition of first floor to existing bungalow to create 2 storey detached house with associated single storey side extension and 2 storey front extension

2. Application No: 081037/FH/2006/S2

An application was **approved** in December 2006 for the addition of first floor, including alterations to roof to form dormer windows, to raise the dwelling to 7.4 metres, and erection of a detached garage at rear

3. Application No: 067885/FO/2003/S1

An application was **approved** in July 2003 for a first floor extension to existing bungalow to form a 2 storey detached house

4. Application No: 066446/FO/SOUTH1/02

An application was **withdrawn** in January 2003 for the extension of bungalow to create 1st & 2nd floor levels, to provide ground floor granny flat, with 4 bedroom dwelling above, together with balcony and external stair

5. Application No: 41294

An application was **approved** in September 1992 to erect a two bedroom detached bungalow on land at the rear of the 81, Palatine Road.

6. Application No: 35933

An application was **refused** in June 1990 for the erection of a detached bungalow at the rear of 81 Palatine Road.

It should be noted that, other than the original consent for the bungalow in 1988, none of the above approvals have otherwise been implemented.

Consultations

Neighbour notifications

The application received a number of objections on first consultation concerning the following issues:

Loss of privacy (overlooking), overbearing, loss of trees and biodiversity, impact on a conservation area and threat of property being separated into flats which would increase traffic to the site.

Following negotiations with the agent and applicant, the application was amended and subject to a further consultation. This resulted in one objection which raised the following points:

Loss of privacy (overlooking), impact on a conservation area, setting a precedent, increased parking demand and impact on drainage and the sewer system.

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs)

previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Section 12 of the NPPF provides guidance on development affecting the historic environment which is of relevance to this application on the boundary of a conservation area. Specifically, Local Planning Authorities are guided by paragraphs 131, 132 and 134 which state that:

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

The Core Strategy was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. The relevant Core Strategy policies for this application are as follows:

- SP1 - Spatial Principles
- DM1 - Development Management 1

EN3 - Heritage

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy DM1- Development Management

Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

EN3 - Heritage

The policy provides that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its neighbourhood. 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, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. These are:

DC1 - Residential Extensions
DC18 - Conservation Areas

DC1 - Residential Extensions

States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky(for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);

- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

DC18 - Conservation Areas

Pays particular regard to developments within conservation areas:

- o the relationship of new structures to neighbouring buildings and spaces;
- o the effect of major changes to the appearance of existing buildings

For the reasons outlined below, it is considered the proposal accords with the principles of the planning regulatory framework.

Principle

The application is for an extension to an existing residential dwelling which received planning approval on this site in 1988. Two previous applications to extend the property at first floor have received approval and saved UDP policy DC1 makes provision for occupiers to extend their properties to meet changing household needs. The principle of the proposal is therefore considered acceptable.

The application raised a number of objections on first consultation and one on second consultation following amendments to the proposal. The matters raised concern whether the proposal will be overbearing, give rise to overlooking, set a precedent for backland development, impact car parking demand and trees. In assessing the impacts of the application, these issues and the visual impacts of the proposal, are material considerations which are discussed in the sections that follow.

Residential Amenity – Overbearing

Visually, the extension at first floor sits below the roof ridge line of the previously approved application (081037; 2006). The outline of the previously approved first floor extension is shown on the submitted drawings (1601.PR1 Rev K), with the current roof proposal sitting 2.2metres below the ridge of the approved 2006 scheme (see below).



In relation to the approved application, the current proposal can be regarded as subservient in terms of the height of the proposal to surrounding properties and is

considerably lower than the scheme that was refused in 2012 for reasons of being overbearing.



(L) 81A and rear of No.3 Sandleigh Avenue to the south



(Above) 81A in relation to 5 & 7 Sandleigh Avenue

The Council is mindful that the scheme that was refused in 2012, was only done so on the grounds of that proposal having an overbearing relationship on neighbouring properties on account of the height of that proposal.

The above photographs demonstrate the relationship between the site and the distance to the rears of houses on Sandleigh Avenue where a combination of the distance, low roof profile, existing built structures (in the case of no.3) and mature boundary cover, provide a good degree of mitigation against overbearing perceptions. The specific distances to these properties and others which surround the site, are discussed in the section on privacy below.

In contrast to the scheme approved in 2006 and the refused scheme in 2012, the design of the current proposal utilises a flat roof across all of the first floor and ground floor extensions. This design solution minimises the visual impact of the proposal when seen from outside the curtilage of the site, and responds to the flat roofs found on the rear outriggers of houses to the north, forming a satisfactory visual relationship with these dwellings.

For residents surrounding the site who would have a direct view of the extended dwelling, particularly from upper floor windows, the flat roof would however have greater visibility on account of the area of roof covering the site compared to a pitched roof as previously approved but the distances between properties and the site, as discussed below, would help overcome significant visual intrusion concerns.

Residential Amenity – Overlooking / Privacy

In assessing the potential for overlooking surrounding properties, the height of the proposal combined with the design and distance to neighbouring properties, is taken into account.

The height to eaves level of the proposed extension is 5.8metres with an overall height to the ridge of 6.5metres. To put this in context, surrounding properties are either 2 or 3 storey where overall ridge heights on 2-storey dwellings vary between 7.5 – 8 metres whilst the 3-storey flats have a ridge height of 12metres (9metres to eaves).

Compared to the heights of surrounding properties, the proposed first floor extension will result in a dwelling which still sits lower than its immediate neighbours. This height difference will keep overlooking opportunities to a minimum, more so than if the first floor was higher with opportunities to look down into rear gardens.

Perceptions of being overlooked nonetheless exist from the presence of the proposed first floor windows, hence the architect has obscure glazed those facing the rears of properties numbered 3 and 5 Sandleigh Avenue south of the site. The rear elevations of these properties sit 15 and 16metres from the proposed first floor elevation, a distance which, when combined with the obscurely glazed windows which would be conditioned on any approval of the application, is considered adequate to off-set any harmful perceptions of being overlooked. In addition, the applicants propose to retain much of the mature trees and shrubs on this boundary which will further screen the proposed windows and much of the development from properties on this side of the plot.



Much of the mature boundary treatment bordering houses on Sandleigh Avenue is set to remain

At the front of the site, the property faces a 2metre high brick wall forming the garden boundary of no.27 Circular Road (see photos below). The property itself is sited further north and is perpendicular to the application site, hence occupiers of the application site would only have an oblique view of windows on the rear elevation of this property; this relationship offering sufficient mitigation against perceptions of being overlooked. Furthermore, the front elevation of the application site is 10.5metres from this boundary. An assessment of gaps between properties suggests that this is comparable to gaps between properties in the neighbourhood.



Rear of No.27 Circular Road and 2metre high boundary wall. The wall behind the bins seen in the photo on the left forms the boundary with the vacant plot to the north.

To the north and west, the gaps to rear elevations are 18metres and 28metres respectively which is also sufficient to mitigate the perception of being overlooked (see photos below).



The site looking north to houses on Circular Road

Looking west. The rear of 81 Palatine Road is just seen

Residential Amenity – Car Parking

Concerns have been raised about noise and disturbance due to car parking, a potential increase in on street parking demand and the passage of vehicles along the access track between numbers 27 and 29 Circular Road. In taking these concerns into account, it is considered that the application would not harm residential amenity for the following reasons;

With the exception of an approximate 4year gap, the site has been in almost continuous use as a family dwelling for 30years, often with more than one vehicle occupying the site. There are no known complaints that have been received by Environmental Health due to noise from the comings and goings of vehicles on the site or travelling along the access track.

Whilst there are concerns about the levels of on-street parking demand increasing with more recent developments at the Christie hospital, it should be noted that the site also has a level of car parking capacity that is either comparable to or in excess of many neighbouring dwellings. The potential for a parking demand associated with the site to spill over onto Circular Road is therefore doubtful.

Moreover and historically, the site and the vacant plot to the north, formerly supported a row of garages where considerably more cars would have utilised the track to access and egress the site, with the potential for much greater levels of disamenity than that generated by the existing and proposed extended dwelling.

The Council is nonetheless mindful that in future the site could be attractive to occupancy by multiple households rather than a single family dwelling, with the potential for higher levels of comings and goings, to the detriment of residential amenity. To this end, and to offset this potential, it is considered appropriate to limit the use of the site to occupancy by a single family household through a C3 use only condition, which is appended at the end of this report.

Visual Amenity

The extended property has been designed to be sensitive to its context and setting in a contemporary style including significant levels of glazing to create a high quality interior which maximises the light levels in the building.

Visually, the proposed first floor, combined with an update of the ground floor external elevations and small ground floor extension, presents a high quality design finish that utilises a complementary palette of materials, including timber clad walls and doors, feature brick wall, grey powder-coated aluminium window frames and off-white render at ground floor. A condition requiring samples and exact specifications of these materials to be submitted to and approved in writing by the local planning authority has been included to ensure the quality of the extended property.

The introduction of timber cladding will help assimilate the first floor extension into the plot whilst the whole treatment presents a clean and crisp finish to the building that will be complemented by the levels of mature trees and shrubs on the northern and southern boundaries.

Trees

Two trees (T3 Cherry and T9 Cherry Plum) are scheduled for removal. These trees and a further tree (T15 Laburnum) are Category U trees which are unsuitable for retention whilst the majority of the remaining trees on site (10no. in total) are in a 'Fair' condition (Category C trees). Seven trees overhang the site but are located on adjacent land and in most cases, no action concerning any trees is proposed to enable the development. Where branches overhang the site and development would impact on the health of the tree, a crown lift or light pruning is proposed.

A concern was raised on first consultation about the Root Protection Zones of trees on the boundary being damaged by construction work. The Arboricultural Impact Assessment (AIA) which supports the application, has assessed the potential for damage and concludes that existing levels of hard landscaping will be sufficient to protect against compaction from construction vehicles.

The AIA and Tree Protection Plan set out details for how trees which will remain on site are to be protected. The AIA has been assessed by the Head of Neighbourhood Services (Trees) who has no objections to the application provided the Method Statement for protecting trees during construction is followed. Conditions for protecting trees to British Standard, are appended at the end of this report.

Drainage

A concern has been raised about drainage on the site with the objector noting that drainage and sewer services are already being stretched to their limits.

The application site is not within a Flood Risk zone (1 or 2) and it is not proposed to intensify the use of the site by a significant uplift in population as would be the case on a large housing development, hence a Flood Risk Assessment is not required in this instance. Furthermore, whilst the Council acknowledges the principle behind the objectors concern, there are no known reported instances of flood risk arising from the use of this site as a residential dwelling. On this basis, it is considered that the existing drainage and sewer arrangements would adequately serve the extended residential dwelling without causing undue harm the local sewer network.

Backland

The application is for extensions to an existing dwelling house which received planning approval in 1988. Approval of this historic application acknowledged the residential character of the area in which the site is located, the means of access off Circular Road and the distances to neighbouring dwellings.

It should be noted that the 1988 application pre-dated adoption of the policies contained within the Unitary Development Plan, including policy DC6 for Backland Development. Notwithstanding this and as detailed in the introduction, the site has twice received the approval of the Local Planning Authority for a first floor extension whilst policy DC6 has been in effect. These decisions are material considerations in the assessment of the present application.

In considering the details of policy DC6, which seek to protect residential amenity, the application would not meet the test for a backland site on account of the presence of the existing dwelling. Any consideration of whether the Council would approve such an application on a vacant site today is therefore speculative.

In the case of this application, the character of the area remains unchanged and a dwelling would continue to occupy the site regardless of the outcome of the Council's decision; a new vehicular access is not proposed; the proposal does not alter the low density of development in the area and would not cause undue harm to residential amenity to warrant a refusal of the application. The present application is also materially different in terms of the height of the building compared to those previously refused and with a different roof profile. These last points are also of relevance to considerations of the proposals within the context of the conservation area.

Impact on Conservation Area

Owing to the low level of the proposed building which sits below the ridge height of neighbouring dwellings and the limited views into the site from the public realm, including views into the site from Sandleigh Avenue within the Ballbrook conservation area, it is considered that the extensions to the property will have a positive impact on the conservation area.

As set out in the NPPF and extant policy within the development plan, it can be demonstrated that the proposed development will bring a positive public benefit to the site on the edge of the designated heritage asset on account of the visual

improvements to the building and landscaping within its curtilage. The physical alterations will update the building to current habitable living standards and create contemporary living accommodation which is an appropriate design response to the dwellings within the designated heritage asset of the conservation area.

Conclusion

The proposal will have limited visual and residential amenity impacts on neighbouring occupiers, it will secure the active use of the site that is maintained and enable the occupiers to meet changing household needs.

On the basis of the above, the proposal is considered to be acceptable and in accordance with saved policies within the development plan including policies SP1, EN3 and DM1 of the Manchester Core Strategy, extant policies DC1 and DC18 of the Unitary Development Plan and to the general guidance contained within the National Planning Policy Framework.

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 of the application is proportionate to the wider benefits of 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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this committee report. The proposal raised objections on consultation which have been taken into consideration in the assessment of the application and a reduced scheme was negotiated to address the Councils' and residents' concerns.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

The application form; Location Plan and the drawings numbered; 1601.EX1 stamped as received by the City Council as Local Planning Authority on the 13 June 2016; 1601.EX1A received on the 27 September 2016; and 1601.PR1K; 1061.PR4B and 1061.PR2C received by email on the 24 October 2016.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) 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.

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 pursuant to policies SP1 and DM1 of the adopted Manchester Core Strategy and to the guidance contained within the National Planning Policy Framework.

4) Before first occupation the first floor WC windows on the south-western elevation and north-eastern elevation shown on drawing ref: 1601.PR1K received on the 24 October 2016, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) none of the dwellinghouses shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) 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 5387:2012 (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 policy DM1 of the adopted Manchester Core Strategy.

7) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 5837: 2012.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, in accordance with policy DM1 of the Manchester 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: 112477/FH/2016 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:

Neighbourhood Team Leader (Arboriculture)
Neighbourhood Team Leader (Arboriculture)

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:

Relevant Contact Officer : Linda Marciniak
Telephone number : (0161) 234 4636
Email : l.marciniak@manchester.gov.uk



Application site boundary ● Neighbour notification
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