

Application Number	Date of Appln	Committee Date	Ward
114133/FO/2016	27th Oct 2016	15th Dec 2016	Miles Platting And Newton Heath Ward

Proposal Change of use of Malcolm House, Fernside House and Fernside Stables to supported living accommodation (Use Class C2)

Location Malcolm House, Fernside House And Fernside Stables , 27 Windsor Road, Newton Heath, Manchester, M40 1QQ

Applicant Mr Shokat Dalal , Select Support Partnerships Limited, Regent House, Regent Street, Blackburn, BB1 6BH.

Agent Mr Lukman Vika, Compass Architectural + Consultants Ltd, Daisyfield Business Centre, Suite 301, Appleby Street, Blackburn, BB1 3BL,

Description

The application site is comprised of 3 buildings within a secure boundary including Malcolm House, Fernside House and Fernside Stables. The application site measures 0.43 hectares in area with the existing building occupying the front area of the site onto Windsor Road.

The site location plan for the application site can be seen below.



Malcolm House and Fernside House are large Victorian Villa properties that are now linked via a glazed walkway, which was added following planning permission in 2004. Malcolm House is a two storey building with additional accommodation in the basement and the original house has been extended towards the road to create

additional accommodation. Fernside House is a three storey building again with further accommodation in the basement. Fernside Stables is a two storey building to the front of the site that was extended and converted into residential accommodation following planning permission in 2005.

Photographs of the buildings taken from Windsor Road can be seen below:

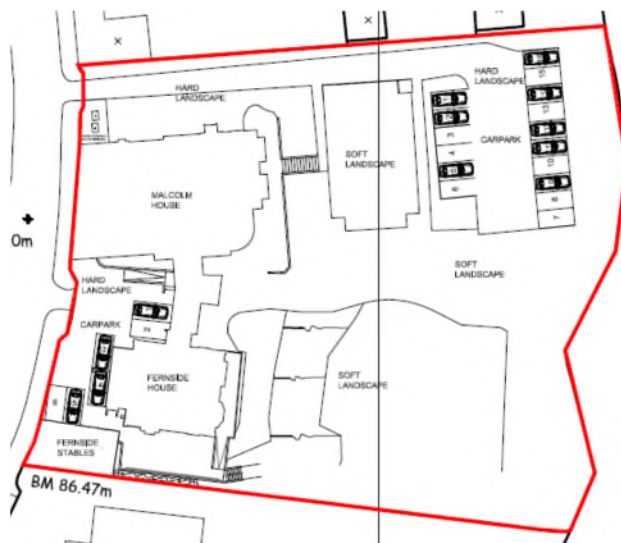


The buildings are situated to the front of the site onto Windsor Road with expansive landscaped grounds to the rear, with mature gardens and car parking. This includes a car park for 16 cars at the bottom of the rear garden, 6 parking spaces within the courtyard area to the front of Fernside House and further additional parking adjacent to the main entrance into Malcolm House. All parking can be accessed directly from Windsor Road. The buildings at the application site were previously used by Manchester College as a guest house with temporary accommodation for overseas students, however this use has now ceased.

The application site is located within the Graver Lane Conservation area, which was designated in 2005. None of the buildings within the designated area are listed, however whilst the architectural qualities of the individual buildings and the terraced properties vary, the historic architectural characteristics of red brick, vertically proportioned window openings with sliding sash windows well set back from the exterior brick surface and with slate covered pitched roofs remain consistent features. The eight large houses accessed from Windsor Road and facing the open space of Lords Brook are important because of their contrasting sites (gardens), their

orientation and their relationship with the much larger natural landscape of the valley in which the brook flows.

The site plan showing the layout of the site can be seen below:



This is a predominantly residential area of the Newton Heath ward, with a mixture of terraces, semi-detached and large detached properties. Windsor Road is characterised on the eastern side by large Victorian properties that are mainly converted into supported living and a day nursery.

Planning History

Planning permission was granted in May 2005 for the conversion of a two storey stable building into residential accommodation with five bedrooms, to be used in association with the existing educational use of Fernside House and Malcolm House (072766).

A Planning Application for the erection of a two-storey building, with six bedrooms, to be used in conjunction with Fernside House, following the demolition of the stable building, was withdrawn in January 2005 (074446).

Planning permission was granted in June 2004 for the erection of a single storey glazed link building between Malcolm House and Fernside House to allow disabled access, along with the creation of seating at rear of properties (070729).

Planning permission was granted in 2003 for the change of use of dwellinghouse (Class C3), to conference centre with overnight staying facilities (sui generis) (066943).

Planning permission was granted in 2000 for provision of additional car parking spaces (058068).

Planning permission was granted in 1995 for the conversion of Home for the Aged to a College Guest House for the Manchester College of Arts and Technology (047682).

Current Proposals

As outlined above, the last permitted use of the site was a personal permission for Manchester College to use the accommodation as a guest house with rooms for overseas students. Permission is now sought to change the use of the application site to a C2 supported housing use with associated internal changes. There are no external elevational alterations proposed to the buildings or external changes proposed within the grounds of the site.

The application states that the supported living accommodation would be for adults (male and female) with a Learning disability (18 years and above) with complex care needs and behaviours that challenge.

The accommodation across the 3 buildings would include the provision of 7 self-contained apartments, 6 ensuite bedrooms, 2 staff bedrooms and communal lounges, assisted bathrooms, staff offices, a games room, a laundry room, and communal kitchens. The building requires 24/7 operation, and is expected to require 12 member of staff continuously. There are a number of staff bedrooms, offices and other facilities proposed within the 3 buildings.

The applicant has submitted some additional information in relation to a justification for the proposals on the basis of unmet need criteria currently in the area. The following points have been raised:

- This is a joint venture between a Housing provider and a care provider, with clearly defined roles and responsibilities. Select Support Partnerships is a Care and Support provider which operates across the North West of England and Cambridgeshire. Halo Housing is a social landlord which provides bespoke individualised tenancies to vulnerable adults.
- They are passionate about supporting vulnerable people in their care pathway to maximise their independence and acquire new skills to allow them to live as independently as possible. With this in mind, they would like to develop Malcolm House into a Supported Living/Extra Care Housing service for Adults with Learning Disability.
- The applicant is aware that currently this area is over prescribed for C2 accommodation, but this is the same classification as residential services, however, Supported Living/Extra Care Housing Services are very different.
- Half of the population of adults with learning disabilities in England live with their families; most of the remainder (33%) live in residential care. Only 15% of adults with learning disabilities have a secure long-term tenancy or their own home. This is in comparison with 70% of the general adult population who own their own home and nearly 30% who rent. Having a home guarantees a place in the community and is part of how people are accepted as equal citizens. There are many ways that people with learning disabilities can have their own homes, live with people they choose and get the support they need, and this proposal is around supporting this need.

- In Manchester Learning Disabilities services are experiencing increased demand because of increased life expectancy, higher numbers of young people with complex needs transitioning to adult services, and growing numbers of citizens with complex and multiple needs (e.g. learning disability and dementia, learning disability and mental health). It is anticipated that over the next three years, around 200 young people with a learning disability will be transitioned into adults' services. In 2014, there were around 8,843 adults aged 18-64 with a learning disability and around 3,641 adults aged 18-64 with autistic spectrum disorders (ASD) in Manchester. The number of adults in Manchester with a learning disability is projected to increase by 7.7% between 2014 and 2030 while the number of adults with ASD is projected to increase by 9.9% over the same period. From the research completed, the applicant has found that there is a shortage of Supported Living/Extra Care Services within this area.

Consultations

Local Residents/Businesses

Neighbour notification letters were sent out to properties around the application site and 2 site notices were posted adjacent to the application site on Windsor Road. A press notice was also placed in the Manchester Evening News on the 8th November 2016. A total of 139 letters/emails of objection have been received in response. 1 email of support has also been received.

A summary of the points made are as follows:

- Significant objections to the provision of a C2a use in this residential location. It is not acceptable for a prison, young offenders institute or secure detention centre opening up on Windsor Road. This is a peaceful, crime free place to live that is safe for families. You will be putting the residents in danger.
- Within half a mile of this site, there are 4 primary schools, 2 local parks, 2 nursing homes and a day nursery. These contain vulnerable people that would be at risk from a facility of this type.
- The proposed use would result in the proliferation and overconcentration of C2 uses in the local area. If the application was to be approved this would result in an unbroken stretch of four C2 uses in a row along Windsor Road which would jeopardise the established residential character of the area and conflict with Saved UDP Policy DC2.1 (f). This overconcentration is considered to be undesirable and does not assist with the creation of a mixed and sustainable 'neighbourhood of choice', a key priority of Manchester City Council. The provision of any further C2 uses along Windsor Road should be resisted in principle.
- The application has been amended since the start of the application which itself raises questions to the intentions of the purchaser. Can we be certain that this won't change again to be amended to suit? The underhanded way this application has come about is a significant concern.

- Changing the use of the building will have a detrimental impact on this area especially from the increased traffic. This is a quiet residential area that will suffer from traffic pollution and pedestrian pollution.
- This areas roads are already far too busy. This would create chaos in the area making the roads even more unsafe than they already are.
- This use is not in keeping with a Conservation Area. This part of Newton Heath has been acknowledged as having architectural character and in 1995 was given the status of an area possessing recognisable townscape value.
- This will bring down the value of properties in the area.
- Lack of consultation with the local community. No consultation or feedback from the Local Councillors.
- The company SSP are listed on the NHS website as providing care for people 'detained under the mental health act' that have 'struggled to cope with environments' and for 'substance abuse' problems. The poor record in this field of the company making the application should be considered. The applicant's previous business and directorships are on the internet for anyone to search and its disturbing reading. The report findings by the care quality commission for the applicants current centre did not meet the standards on any of the criteria on which they were assessed, so it is felt that myself and the other residents would be at risk due to the poor management. The sheer fact alone that he has held 30 Directorships of LTD Companies (24 of which are now dissolved) should raise serious concerns as to whether this person is fit and able to run this type of establishment. This fact may be outside Planning jurisdiction, but the inability to run such a facility in a correct and proper manner could have a profound effect on the neighbourhood. After some research, it has been found that the applicants business cares for, amongst others, people detained under the Mental Health Act. It would not feel safe for me and my family if I knew there was such a facility on my doorstep.
- The noise and disturbance to existing residents caused by the comings and goings of the 24/7 staff facility is another factor in a small suburban environment.
- There is an absence of improved security around the site.
- The Design and Access Statement advises that existing planting hedges and mature trees will be retained. Contrary to this, we understand that unauthorised works have recently been carried out to prune/fell trees on the site. These trees are protected by virtue of their conservation area status and it is understood that no prior notice was given before these works were undertaken. Our client was also informed by the tree contractors on site that the applicant's intention is to be operational within 2 weeks. This would clearly be in breach of planning.

- The submitted application lacks detail on key aspects of the proposed operation and will have a significant detrimental impact on the amenity of existing residents living adjacent to the site. Allowing the conversion of another building on Windsor Road to C2 use would also represent an overconcentration which should be resisted in principle. On this basis, the application conflicts with relevant provisions of the NPPF, Core Strategy Policy DM1, and Saved UDP Policies DC2.1, DC2.1a, DC26.1 and DC26.3. For these reasons, it is respectfully requested that planning permission should be refused accordingly.

Manchester Supported Housing Group

The Supported Housing Monitoring Group do not support this application. Therefore, it is unsupported from our stance.

Highway Services

The site accessibility by sustainable modes is considered adequate for both staff and clients. The site is within a five minute walk of bus stops on Hulmes Road which provides transport connections to Oldham and Manchester. It is anticipated that the proposed change of use is unlikely to generate a significant increase to the level of vehicular trips therefore the proposals do not raise any network capacity concerns.

Drawing number SP01 provides an indicative layout of the existing on-site parking arrangement which shows spaces for 16 vehicles to the rear of Malcolm House and a further 6 to the front of Fernside House. Verification of how the parking is accessed has not been provided, however the overall number of spaces is acceptable for this development. It is required that at least 1 bay is provided for disabled parking with 3.6m x 6.0m dimensions to align with MCC parking policy requirements. It is recommended that the applicant considers the provision of cycle storage / cycle parking facilities within the site boundary for the use of staff and residents.

On site access arrangements for deliveries and servicing are only indicative (on drawing no SP01). However, it would appear that there would be sufficient room within the car park to the rear of Malcolm House to turn a small delivery vehicle and exit the development in forward gear. The applicant has identified an area within the site boundary where bins are to be stored and collected and the proposals are acceptable.

Environmental Health

The proposals have been reviewed and the following comments can be made. The submitted waste management strategy and plans have been assessed and the information provided is insufficient to for the development. With 12 apartments, the development is regarded as a high rise development in terms of waste. It is estimated that 1320l of general waste will be created by the development and the bin size given for general waste will not accommodate this. Therefore, the applicant needs to recalculate the number and size of bins required for general waste. All other forms of waste stream bin size are acceptable to this section.

Greater Manchester Police

Having looked at the submitted proposals, GMP would have the following comments. The rear of the site area is surrounded with various tree species grasses and flowers and natural woodland areas. The site is in a predominately residential area with housing estates, schools churches and care homes in close proximity. There is car parking for around 16 vehicles and is provided to the rear of the property and there are vehicular and pedestrian access gates installed at both entrances to the site. The main provision for parking is at the rear and a little secluded from the property with only slight lighting provided to the car parking area.

Recommendations to Improve Security

The following points have been identified for further consideration

- Staff should be given the necessary training (i.e lone worker), personal attack alarms should be provided/panic button
- Entrance to the building should be a video intercom system
- Parking spaces to be clearly demarcated.
- Lighting to the car parking area should be reviewed to ensure that adequate lighting is provided for any staff or visitors using the car parking area during the evening.

In summary, it is essential that the above matters are addressed in order to gain full support from GMP for the proposals.

Policy Context

Core Strategy

The relevant Core Strategy policies in this case are SP1, DM1, EN3 and H10

Policy SP1 is relevant in that it sets down the spatial principles that guide development in the City and in this case the proposed development has implications for the sustainability of the Local community. The policy states that development in all parts of the City should make a positive contribution to neighbourhoods of choice including (amongst others): Making a positive contribution to the health, safety and wellbeing of residents, and Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

Policy DM1 Sets out specific issues that all developments should address. Of relevance to this application are the standard of the accommodation, refuse storage and collection and vehicular access and parking.

Policy EN3 is relevant to this application as the site is within the Graver Lane Conservation Area. The policy seeks to protect the character of the City's heritage assets from the effects of development.

Policy H10 is relevant in that it applies to applications for people with additional support needs. The policy says that applications for supported housing are acceptable in areas where there is not a high concentration of such uses, where the

use would contribute to the vitality and viability of the neighbourhood and where there would not be a disproportionate stress on local infrastructure such as health facilities.

Unitary Development Plan

The relevant saved Unitary Development Plan policies in this case are DC2.1 and DC18.

Policy DC2.1 is a policy specific to rest homes and nursing homes. The policy states that in considering applications for changes of use to care homes it will have regard to the following.

- a. the effect of the operation of the business on the amenity of neighbouring residents;
- b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. the effect of the proposals on visual amenity;
- d. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. the ease of access for all, including disabled people;
- f. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- g. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

Policy DC18 is relevant as the development lies within the Graver Lane Conservation Area. The policy seeks to preserve or enhance the City's conservation Areas.

Supplementary Planning Guidance

Special Needs and Supported Housing

This SPG was approved on 8th April 1998 and whilst not part of the Local Plan is capable of being a material consideration in planning decisions. It identifies the areas within the City where supported housing would be considered acceptable in principle. This has been done by combining the data on the provision of special needs and supported housing in a ward with the data on that particular ward's social and economic sustainability, this in turn resulted in the categorisation of each ward within the City into one of the following areas:

Category A area, areas with above average Special Needs and Supported Housing Provision and high unsustainability.

Category B area, areas with above average Special Needs and Supported Housing Provision, but not high unsustainability.

Category C area, areas with below average Special Needs and Supported Housing Provision, but high unsustainability, and

Category D area, areas with below average Special Needs and Supported Housing Provision and which are not high in terms of unsustainability.

In general terms, the SPG states that applications for special needs and supported housing in Category A areas would not be supported; that schemes in Category B and C areas would be given careful consideration; and that schemes in Category D areas are most likely to receive support. The SPG is directly relevant to this proposal. The impact of the proposed development on the above policies will be discussed in the issues section of this report.

National Planning Policy Framework

National guidance can be found in the National Planning Policy Framework (NPPF). 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 outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan. Paragraph 12 provides: “Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

Paragraph 126 of the Framework stipulates that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Paragraph 128, requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset’s setting. The level of detail should be proportionate to asset’s significance and should allow the planning authority to understand potential impacts to that significance.

Paragraph 129 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131 states that 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.

Legislative Requirements – Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle

Saved Unitary Development Plan policy DC2.1 establishes the principle of locating supported living accommodation in residential areas. However, Core Strategy Policy H10 and saved Unitary Development Plan policy DC2.1 and the Supplementary Planning Guidance on Special Needs and Supported Housing seek to avoid an overconcentration of similar uses in an area in order to achieve a balanced community and to prevent the development placing additional pressure on local resources.

Sustainability

The Miles Platting and Newton Heath ward of the City and the wider neighbouring areas of Harpurhey, Lightbowne, Clayton and Beswick are identified in the Supplementary Planning Guidance as Category C, which is an area with low provision but high unsustainability. Therefore, the provision of further supported living accommodation requires very careful consideration.

It is acknowledged that there is a low provision of supported housing within these wider neighbourhoods, and the applicant has submitted additional information to show that there is an unmet need for this type of supported housing within Manchester. However, the areas are unsustainable and Windsor Road in particular is currently dominated by supported living accommodation, with 3 large care homes and a day nursery on the eastern side of the road.

Therefore, it is considered that the provision of additional Special Needs and Supported Housing in Newton Heath and on Windsor Road in particular, would create a proliferation and overconcentration of C2 uses in the local area. The approval of this application would result in an unbroken stretch of four C2 uses in a row along Windsor Road, which would jeopardise the established residential character of the area contrary to Policy DC2.1 (f). This overconcentration would not assist with the creation of a mixed and sustainable neighbourhoods of choice.

It is considered that the proposals would place an additional burden on local facilities including health care. It is important that any community has an acceptable balance of uses that create and foster sustainable neighbourhoods and it is considered that the proposal would fail to achieve this aim. As such, the proposed development is contrary to the provisions of Core Strategy policy H10, saved Unitary Development Plan policy DC2.1 and the Supplementary Planning guidance in respect of Special Needs and Supported Housing.

Use Class

The application as originally submitted requested a change of use to provide a C2a secure residential institution, which includes the following uses;

Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

However, following the collection and submission of further information, it was decided that the proposed accommodation fell under the C2 supported living use class, which includes the following uses;

Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

A full re-notification of residents and reconsultation was carried out on the amended description of development.

Trees

It was brought to the City Council's attention that tree works were being carried out at the application site. As the application site is located within a Conservation Area, any works to trees requires the prior consent from the Local Planning Authority. A visit to the site was completed and the owner was advised that all works must cease immediately. Works have stopped on site and this matter is being dealt with separately with the owner of the site.

Parking

The proposed development provides 22 off street parking spaces, which is considered adequate for a development of this scale. This is located within the rear car park and to the front of Fernside House.

Highway Services have requested that despite this provision being adequate, that the development should also include secure cycle storage and associated washing facilities for staff. Therefore, there should not be any implications of on-street parking around the application site to the detriment of residential amenity.

Amenity Space

The proposed development would provide 7 apartments and 6 additional bedrooms, with potentially 12 staff on site to look after the residents. The application site includes expansive landscaped gardens to the rear of the site where residents could enjoy private outdoor space. Therefore, on balance it is considered that the proposed development would make an adequate provision in terms of private amenity space for use by the future residents of the development and therefore is in accordance with Core strategy policy DM1 and H10 and saved Unitary Development Plan policy DC2.1.

Waste Management Strategy

The proposed refuse storage area is located within the curtilage of the site to the front of the site behind the boundary wall. This location is considered to be acceptable as it will be screened from the road by the tall boundary wall and is close to the road for easy access for collection. However, it has been confirmed by Environmental Health that the proposed refuse calculations and the resulting number of bins is not adequate for a development of this size, and therefore further consideration is required in relation to this matter.

Impact on the Character of the Graver Lane Conservation Area

The proposed change of use will not impact on the appearance of the property as there are no proposed external elevational alterations proposed to the buildings or external changes to the landscaped areas around the site.

Therefore, it is considered that there will be no harm caused to the character of the Conservation Area and that the proposed development therefore accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Standard of Provision

Concern has been expressed by local residents in relation to the proposed operator and that information is publicly available which outlines that the standard of care being provided by the applicant in other centres may be inadequate. The information put forward by local residents is noted, however this does not constitute a material planning argument that would warrant refusal of this planning application.

Conclusion

The purpose of the Council's policies in respect of Special Needs and Supported Housing is to ensure that such uses are distributed evenly across the City in a manner that ensures that over concentrations do not occur and put unacceptable pressure on local resources and to ensure that the communities within the City are sustainable. Due to the application site being located in a wider neighbourhood area that is categorised as unsustainable and a high concentration of supported living accommodation already existing on Windsor Road, it is considered that the proposed development would place an additional burden on local facilities including health care and would create an unacceptable balance of uses on this road contrary to creating and fostering sustainable neighbourhoods. As such, the proposed development is contrary to the provisions of Core Strategy policy H10, saved Unitary Development Plan policy DC2.1 and the Supplementary Planning guidance in respect of Special Needs and Supported Housing.

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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation REFUSE

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. No advice was sought at the pre-application stage and therefore, the recommendation is based on consultation and assessment through the application process. The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan, and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application. Therefore, due to the proposal being contrary to planning policy, the Council has sought a solution to the problems, however the intervention has not resulted in a solution.

Reason for recommendation

1) The proposed development is located in an area identified in the City Council Special Needs and Supported Housing Policy as having high unsustainability. Therefore, it is considered that further provision would lead to an over concentration of Special Needs Housing on Windsor Road in particular, to the detriment of the character of this immediate area and the balance of uses in this area that create and foster sustainable neighbourhoods. As such the proposed development is contrary to saved policy DC2.1 of the Manchester Unitary Development Plan, to the provisions of the Special Needs and Supported Housing Policy which is Supplementary Planning Guidance forming part of the Local Development Framework and Policy H10 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: 114133/FO/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:

Highway Services
Environmental Health
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:

123 Droylsden Road, Newton Heath, Manchester, M40 1NT
10 sycamore grove, Manchester, M359nb
10 park side avenue, Failsworth, M35 0pf
Flat 4, 11 Windsor Road, Manchester, M40 1QQ
11 Windsor Road, Newton Heath, Manchester, M40 1QQ
29 Derbyshire Rd, Clayton Bridge, Manchester, M40 1QN
1 Silverstone Drive, Clayton Bridge, Manchester, M40 1UD
168 briscoe lane, Newton Heath, M402ss, M402ss
17 Brookdale Avenue, Newton Heath, Manchester, M40 1GH
12 Bradshaw Avenue, Manchester, M35 0jy
7, Court drive, Manchester, M40 1qx
184 Lord Lane, Failsworth, Manchester, M35 0Qs
63 Graver lane, Clayton Bridge, Manchester, m40 1gq
1, James Bentley Court, Newton Heath, M40 1JD
36 Clapham street, Manchester, M400ba
51 assheton road, Manchester, m40 1nj
20 Marston Close, Manchester, M35 9TJ
10 Benin walk, Newton Heath, Manchester, M40 1jl
Flat16, Moston, Manchester, M9 7fj
14 morecambe close, Manchester, M40 2fd
70 graver lane, Newton heath, Manchester, M40 1qw
36 Shaw Head Drive, Failsworth, Manchester, M35 0SB
59 Leng Road, Manchester, M40 1NX
300 Ashton Road East, Failsworth, M359HD
18 Assheton Crescent, Newton heath, Manchester, M40 1nn
309 Lord Lane, Failsworth, Manchester, M35 0pq
18 Sparth Rd, Newton Heath, MANCHESTER, M40 1QH
18 Brookdale Avenue, Manchester, M40 1GH
11 Brookdale ave, Manchester, M40 1gh
18 Brookdale Avenue, Manchester, M40 1GH
4 risbury walk, Newton heath, Manchester, M40 1hn
10 sunbury drive, Manchester, Manchester, M40 1WD
32 Hampton Road, Failsworth, Manchester, M359ht
12 Askett close, Newton heath, Newton heath, M40 1dd
Woodlands, Failsworth, M35 0pn
118 minor street, Failsworth, Manchester, M359dz
6 Staplehurst road, Newton heath, Manchester, M40 2sg
40 Graver Lane, Manchester, M40 1QL

40 Graver Lane, Newton Heath, Manchester, M40 1QL
8 Windsor street, Newton heath, M401gu
18 Aldred street, Failsworth, Manchester, M35 0aq
18 Ashton Rd East, Failsworth, Manchester, M35 9PT
48 belthorne Ave, Blackley, Manchester, M97dd
9 Peebles dribe, Clayton bridhr, Manchrster, M40 1wh
10 Shaldon Drive, Manchester, M40 1GS
19, The fairway, Manchester, M40 3wt
2, Manchester, M402fq
5 Windsor road, Newton Heath, Manchester, M40 1qq
6 Lambeth sve, Failsworth, M359lj
5 Sparth Road, Clayton Bridge, Manchester, M40 1QH
35, Manchester, M407hf
3 Hibbert Crescent, Manchester, M35 0RQ
7 Carnwood Close, Manchester, M40 1RJ
19, Assheton crescent, Manchester, M40 1NN
7 Carnwood Close, Clayton bridge, Manchester, M40 1Rj
7 Carnwood Close, Newton Heath, Manchester, M401RJ
16 Ingahm Street, Manchester, M40 1GW
16 Ingham Street, Manchester, M40 1gw
13 Woodlands, Failsworth, Manchester, M35 0PN
6 Court Drive, Newton Heath, M40 1QX
22 Windsor road, Manchester, M401QQ
40 Assheton Road, Newton Heath, Manchester, M40 1NL
7 Rupert street, Manchester, M401qu
85 Cramond Close, Newton Heath, Manchester, M40 1PL
89 Avrill Street, Newton Heath, Manchester, M40 1PD
17, Everglade, Bardsley, OL8 2TU
20 Derbyshire road, Newton Heath, Manchester, M40 1QN
69 assheton road, newton heath,, manchester, M40 1NJ
7 mountain street, Newton heath, Manchester, M40 1ua
7 mountain street, Newton heath, Manchester, M40 1ua
16 WINDSOR ROAD, NEWTON HEATH, MANCHESTER, M401QQ
3 mountain street, Newton heath, Manchester, M40 1ua
5 Court Drive, newton heath, Manchester, M40 1QX
5 Court Drive, Newtonheath, Mancheater, M401qx
5 Court Drive, Manchester, M40 1QX
5 Alperon walk, Newton heath, Manchester, M40 1rd
54 Amos ave, Newton heath, Manchester, M402rs
12 Windsor Road, Clayton Bridge, Manchester, M40 1QQ
Rupert street, Manchester, M40 1qu
25 Cosgrove Cresent, Manchester, M35 0JX
335, Droylsden road, Manchester, M40 1GJ
3 rowan close, Failsworth, M35 0st
27 Hethorn Street, Newton Heath, Manchester, M40 1LT
Flat1 edington house, Somerset road droylsden, Manchester, M437qa
4 carnwood close, Manchester, M40 1rj
15A SPARTH ROAD, NEWTONHEATH, Manchester, M40 1Qh
3, windsor road, manchester, m401qq
41 hulmes road, manchester, M40 1 GP

4 carnwood close, Manchester, M40 1rj
4 Carnwood Close, Manchester, M40 1RJ
4 carnwood close, Manchester, M40 1rj
13 Berry Brow, Manchester, M40 1QR
15 Igham Street, Clayton Bridge, Manchester , M40 1GW
11 Court Drive, Manchester, M40 1QX
337 Droylsden Road, Manchester, M40 1GJ
31 Blackfriars Road, Salford, Manchester , M3 7AQ
Providence House, 29 Windsor Road
5 Rupert Street, Clayton Bridge, Manchester , M40 1QU
28 Windsor Road, M40 1qq
46, Graver Lane, Newton Heath, Manchester, M40 1QL
9 Elisma Road, Manchester, M40 1QG
9 Windsor Road, Newton Heath, Manchester, M40 1QQ
16 Ingham Street, Manchester , M40 1GW

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 Application site boundary  Neighbour notification
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