

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
113515/FO/2016	18th Oct 2016	9 <sup>th</sup> Feb 2017	Chorlton Park Ward

**Proposal** Change of use from hairdresser (Class A1) to hot food take-away (Class A5) involving the installation of extraction flue to rear of premises

**Location** 406 Barlow Moor Road, Manchester, M21 8AD

**Applicant** Mina , 406 Barlow Moor Road, Manchester, M21 8AD,

**Agent** Ahmed Choudhry, Nada Architects, 169 Kingsway, Burnage, Manchester, M19 2ND

### **Description**

The application site is a mid-terraced shop unit of 2-storey's with front and rear dormers in a parade of 18 on the eastern side of Barlow Moor Road in the Chorlton Park ward. The parade is one of several close to the heart of the Chorlton District Centre and currently operates as a barber shop. Within this parade, some of which occupy two units, there are 7 x A1 uses, 6 x A2, 3 x A3, 1 x A4, 1 x A5 and 1 x vacant units with the range of uses covering estate agents, cafe bar / restaurants, an opticians, a tanning studio, hairdressers and non-food retail.

In front of the site is a dedicated parking lay-by offering short-stay parking whilst surrounding residential streets offer unrestricted on-street parking. At the rear of the site is an alley way where bins are stored. The first floor is in separate lease and has the potential for a residential use although it is unknown whether it is occupied at present. An assessment of the first floors of several other units suggests they are in residential use.

### **Description of area**

The surrounding area comprises similar parades of shop units on the key routes within the District Centre with residential land uses at the rear. Chorlton District Centre offers a wide range of amenities covering all land uses and including schools, parks and public services all served by good transport links to Manchester city centre, Stretford, Wythenshawe, East Didsbury and the airport.

### **Description of development**

The application proposes a change of use of a hairdresser (Class A1) to a hot food take away (Class A5) including the installation of an extraction flue to the rear of the premises 1.5metres above eaves level. The days and hours of operation applied for are: Monday to Sunday 07.00 to 00.00. The application indicates a limited number of seating will be available for up to 12no. people at the front of the site with a serving counter, kitchen area, lobby, staff WC and enclosed, internal bin store towards the rear of the premises. The application is accompanied by a Design and Access Statement and Waste Management Strategy which demonstrate a commitment to managing food and general domestic waste.

## **Consultations**

Neighbour notifications - No comments received.

Chorlton Civic Society - Objection. Comments:

Chorlton Civic Society are concerned that the proportion of A5 uses in Chorlton local centre already exceeds 5% of all town centre uses (excluding housing) and the cumulative impact would be detrimental to the vitality and viability of the centre contrary to saved and emerging policy within the development plan.

They are also concerned about the effects on parking, highway safety and obstructing traffic as the site is close to a bus stop.

Highway Services - No objections. Comments:

No network capacity concerns. On street short-stay parking is available on a first-come, first-served basis.

Environmental Health - No objections. Comments:

Conditions for servicing, deliveries, fumes, opening hours, noise (external equipment) and refuse.

Greater Manchester Police: Design for Security - No objections. Comments:

Recommend that any new fittings, on shutters, doors and windows, are certified to Secured by Design standards.

## **Policies**

### **National Planning Policy Framework (NPPF)**

Paragraph 23 of the NPPF places an emphasis on ensuring the vitality of town centres through careful management, whilst paragraph 69 recognises that planning plays an important role in facilitating the creation of healthy communities.

## **Core Strategy**

### **C1 - Centre Hierarchy**

Identifies the role and function of Centres in the provision of goods and services to serve the local catchment.

### **C2 - District Centres**

Retail, public and commercial services and food and drink uses are prioritised with retail being the principal use in the Primary Shopping Area but diversity and choice are also emphasised.

### **C6 - South Manchester District Centres (Chorlton)**

Identifies that capacity exists for comparison and convenience retailing with an emphasis on sustainability. Independent retail in Chorlton will be supported.

### **C10 - Leisure and the Evening Economy**

This policy promotes support of the evening and night-time economy. Special regard needs to be paid to the cumulative impact of development, the effects on residential

amenity and how developments maintain a balance of uses which maintain a Centre's vitality and viability. New development will be permitted subject to the following considerations:

1. Cumulative impact - In areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities;
2. Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance;
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or, in this case, a hot food take away regard should be given to the following:

- The existing number of similar establishments in the immediate area and their proximity to each other;
- The type and characteristics of other uses, such as housing, shops and public houses;
- The existence of vacant shop units and the condition of the unit;
- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
- The character of the centre and its frontage, and the nature of the use proposed;
- The potential impacts of the proposal on the wider community; and
- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

### **EN19 - Waste**

Promotes the effective management of waste paying regard to the principles of the waste hierarchy,

### **T2 - Accessible areas of opportunity and need**

Development is encouraged around existing transport nodes to reduce the need to travel by car. The circumstances of each site is taken into consideration to establish an appropriate level of parking.

### **SP1 - Spatial Principles**

Promotes neighbourhoods of choice which includes making a positive contribution to the health, safety and wellbeing of residents; protecting and enhancing the built and natural environment; minimising emissions, reusing previously developed land and improving 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.

### **DM1 - Development Management**

Emphasises the effects of development on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation, including a consideration of existing conditions such as noise.

Regard should also be paid to accessibility to new development by sustainable transport modes;  
Community safety and crime prevention.  
Design for health.  
Adequacy of internal accommodation and external amenity space.  
Refuse storage and collection.

## **Unitary Development Plan**

### **DC10.1 - Food and Drink**

In determining planning applications for developments involving the sale of food and 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**

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**

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**

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, and the storage of refuse and collection of litter.

### **Draft Hot Food Take-Away Supplementary Planning Document (draft SPD)**

On 1 June 2016, the Executive considered a report seeking approval to consult on the draft SPD. The Executive resolved to grant approval and the Council has embarked on a 3 month consultation period inviting representations from stakeholders, interest groups, businesses, organisations and members of the public. Given that the SPD is currently subject to consultation, it is afforded limited weight at this stage. It is however a material planning consideration in the assessment of applications for A5 uses.

The emerging SPD seeks to build on the objectives and policies in the Manchester Core Strategy, in order to promote a healthy population, sustainable communities and thriving district centres (in conjunction with Core Strategy policies SP1, C1, C2, C9 and C10 of the Core Strategy). The Core Strategy seeks to promote centres as locations for a mix of uses including food and drink, and as places that improve access to healthy food. Centres are identified as suitable locations for the development of the night time economy, provided proposals meet policies controlling the harmful effects of uses on residential amenity and overall centre character.

The draft SPD has 3 policy objectives:

- To manage additional hot food takeaways within centres through limiting planning permission for new hot food takeaways where such uses are approaching 5% of all ground floor non-residential frontages within the centre. This figure reflects the Council's desire to actively promote a more healthy food landscape across the city. The SDP also proposes that concentrations of hot food takeaways within centres should be avoided;
- It includes a policy to manage the opening hours of hot food takeaways within 400 metres of a school, encouraging children and parents to make healthy food choices;
- There is also a proposed policy dealing with the range of amenity issues falling within the remit of planning, including noise, traffic and odours. Centres are the heart of our neighbourhoods with housing either within centres or immediately adjacent. It is important that development in centres does not compromise the attractiveness of the City's neighbourhoods as places to live.

### **Guide to Development in Manchester**

This Supplementary Planning Guidance states that throughout the City, the Council will encourage development that complements Supplementary Planning Document and Planning Guidance. The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. The following aspects of the guide have been given consideration in this case:

- i. Paragraph 4.11 - States that all developments should be supported with a waste management strategy to ensure that adequately sized bin storage areas, access for collection crews and vehicles, and other aspects of waste management are designed into the development at the earliest stage;
- ii. Paragraph 11.24 - States that district and local centres are an important feature of neighbourhoods and contribute to the image and sense of place of an area;
- iii. Policy 11.25 - State that, whether they play a district or local function, centres should accommodate a range of facilities and services, not simply shops and hot food premises.

### **Principle**

The application is for an A5 use within a parade of 18 commercial units in an active District Centre. Saved policy DC10 makes provision for the inclusion of such land

uses within shopping centres and in parades of more than 8 shop units, whilst Core Strategy policy C10 emphasises an assessment of the cumulative impact, the effect on the vitality and viability of the District Centre, of balancing the daytime and night-time economies and the effects on residential amenity. Against these criteria, there is no objection in principle to the application.

In addition to these issues, the other relevant criteria to consider concern waste management, fume extraction and car parking. Each of these matters will be addressed in turn below.

### **Cumulative Impact**

Chorlton Civic Society object to the application, citing that A5 uses in Chorlton District Centre currently exceed 5% of all businesses in the District Centre. This is contrary to policy 1 of the Draft Supplementary Planning Guidance (SPD) for Hot Food Take Away's. The actual figure within the latest (2015) retail survey equates to 8.2%. To put this in context, within the 2015 survey, 279 shop units within Chorlton District Centre were trading, of which 23 were A5 uses. On a site specific level, within the parade of 18 where the application site is located, only 1 other unit trades as an A5 use.

At the present time, the SPD is in draft form, so whilst it is a material consideration in the assessment of applications for A5 uses, it carries limited weight in the decision-making process. It is recognised that within the context of the draft SPD, the threshold for the number of A5 uses has been exceeded in Chorlton District Centre but this has to be balanced against other adopted policy considerations.

The emerging SPD also requires an assessment of the proximity of the proposed A5 use to schools to determine whether the option for children to make healthy food choices could be compromised. A distance of 400metres between the proposed site of an A5 use and a school should be maintained in circumstances outside of District Centres identified in the Local Plan. In this case, the nearest school, St John's Primary, is located approximately 500metres to the south west of the site. The proposal therefore complies with Policy 3 of the emerging SPD.

Retail survey data within the SPD which demonstrates the trend in the occurrence of A5 uses, is also relevant to the appraisal of the application in terms of the impact the proposal would have on the balance of day and night time economies, the vitality and viability of a Centre, alongside other policy considerations.

### **Day and Night-time Economy**

The proposal would be sited in a parade of 18no shop units where the overarching land uses fall within the A1 (7no) and A2 (6no) Use Classes. The immediate area is relatively mixed with retail, estate agents and hairdressers making up the majority of the commercial offer. As stated above, within the parade where development is proposed, 1 other A5 use is in operation which is not adjacent to the application site, whilst another shop unit nearby is vacant.

Although the number of A5 uses is currently slightly above the 5% threshold contained within the draft SPD, this can only be given limited weight until the SPD is adopted. When assessed against policies C10 and DC10.1 of the development plan, the proposal would not represent a harmful addition to the parade that would unbalance the retail, leisure and commercial offers of the day-time and night-time economies.

Furthermore, the proposed business would offer cold food, including sandwiches, in addition to hot food and proposes to open from 7am thus capturing the early morning commuter market. This would have the added benefit of a business that would not be closed with shutters down during the day which can otherwise give rise to negative perceptions within commercial centres that are harmful to attracting and retaining vital investment as well as benefitting the overall impression of the centre to visitors. Notwithstanding this and to ensure a positive perception is maintained, a condition requiring roller shutters to remain open during the day time is appended at the end of this report.

### **Vitality and Viability**

As with most centres surveyed between 2009 and 2015, there has been an upward trend in the number of hot food take aways opening on the high street during this period. Within Chorlton District Centre, the latest (2015) retail survey data indicates a slight decrease since 2013, though the difference is negligible and the number of A5 uses opening since 2009 here also follows the overall increase in numbers seen across the city.

The Council recognises that an increase in the number of A5 uses can have a harmful impact on the vitality and viability of District Centres as well as on the health of the population. This is reflected in policy 1 of the emerging SPD. Any unsustainable increase would be contrary to the core values within Objective 1 of the Core Strategy and policies SP1 and DM1 which promote development that makes a positive contribution to the health and well-being of residents through neighbourhoods of choice.

On the basis of the current number of A5 uses in Chorlton District Centre as assessed against the emerging SPD and retail survey data contained therein, the proposal for a change of use from A1 to A5 would not represent an unsustainable increase in the number of A5 uses that could undermine the vitality and viability of the District Centre and so accords with policies DC10, C1, C2 and C10 of the Core Strategy.

### **Residential Amenity**

The application site exists within an area that can be defined as mixed use on account of the proximity of commercial land uses to residential located at first floor above shops and in the immediate hinterland.

Policies SP1 and DM1 of the Core Strategy, saved policy DC10.1 of the UDP and policy 2 of the emerging SPD require an application to demonstrate that residential amenity would not be harmed by an A5 proposal.

As discussed above, within the parade where development is proposed, only 1 A5 use is in operation; therefore the addition of a further A5 use will not give rise to any significantly detrimental impact on residential amenity that would warrant a refusal of the application.

Furthermore, the proposed hours of use are reasonable for the District Centre location, operating from 07.00 to 00.00 7 days a week. An assessment of the opening hours of local cafe bars / restaurants suggests that the hours applied for are broadly consistent, with all leisure / entertainment type establishments finishing at midnight or 2am. Residents living in close proximity to the application site would be subject to an existing level of activity from comings and goings and short stay parking from all land uses in the parade and beyond, including higher levels of traffic and pedestrian footfall, than can reasonably be expected in a solely residential area.

The hours of opening and servicing have been assessed by the Head of Compliance and Community Safety and are deemed acceptable, whilst any associated increase in the levels of background noise and activity would not be out of character with or contrary to the function of the Centre.

The Council recognises that the management of waste and discharge of fumes are also important material considerations in relation to their impacts on residential amenity. These matters are discussed in the sections which follow.

### **Waste**

The application is supported by a Waste Management Strategy which sets out the arrangements and the needs of the business to manage anticipated waste. Policy EN19 of the Core Strategy and policy 2 of the emerging SPD require that new developments manage waste in a sustainable manner which meets the needs of the end user. A condition requiring the proposed waste management arrangements to be in place prior to first operation of the business proposed, is appended at the end of this report.

Waste containers would be located in a room at the rear of the building opening onto the rear yard. From here bins would be moved along the alley way ready for collection on Needham Avenue. This arrangement is utilised by other businesses in the parade and is considered acceptable to meet the needs of the development in accordance with the above policies.

Provided that the acceptable waste management arrangements are observed, there are no undue concerns regarding the management of waste and its impact on residential amenity in this application.

### **Fumes / Flue**

The application includes the provision of a flue pipe at the rear of the building extending 1.5metres above eaves level, which is 0.5metres above the recommended guidance. The flue pipe is capped with a cowl which the Head of Compliance and Community Safety recommends is replaced with a rain resistant terminal to ensure a high velocity vertical discharge. This is reflected in a condition attached to the end of



this report. Consideration of the colour of the flue is discussed in the section below on visual amenity.

Should the application be considered acceptable and provided the proposed measures are implemented subject to recommended conditions, there are no undue concerns regarding the discharge of fumes from the premises. The flue pipe is fitted with a line fan and silencer which would minimise noise emissions; this would have a positive impact on the amenities of neighbouring residents on Needham Avenue who face the rear of the site across the alley way. As such, the proposal would accord with the guidance contained in saved policy DC10 of the UDP and policies SP1, DM1 and EN19 of the Core Strategy and policy 2 of the emerging SPD.

### **Visual Amenity**

The application does not propose any changes to the appearance of the site with the existing shop front set to remain. The only changes to the appearance of the building would be visible at the rear by the introduction of the flue above eaves level.

The Council recognises that the functional utilitarian appearance of a flue can have a negative impact on residential amenity. Residents living on Needham Avenue at the rear of the site across the alley way would have a direct view of the flue emerging above eaves level. A shiny stainless steel flue has high visibility within the street scene, particularly on sunny days and can harm residential amenity due to its reflective qualities. It is therefore recommended that the flue proposed in this application is colour-coated to reduce its visual impact and to mitigate any harmful effects on residential amenity. This would serve to protect residential amenity in accordance with saved policy DC10.1 and policies SP1 and DM1 of the Core Strategy.

### **Car Parking**

Being within the District Centre, car parking is limited to the dedicated short stay lay-bys on street outside the premises; otherwise, patrons visiting the site and servicing vehicles can access the site off Needham Avenue.

The application has been assessed by the Head of Highway Services who have not raised an objection to the proposal. Traffic Regulation Orders are in place within the lay-by and at the junction of Needham Avenue. It is considered that these measures are acceptable within the context of the District Centre and would not lead to a detrimental increase in parking demand, network capacity or would compromise road and pedestrian safety.

For the above reasons, the application is considered to accord with the guidance contained within saved policy DC10 of the UDP and to policies T1, SP1 and DM1 of the Core Strategy and policy 2 of the emerging SPD.

### **Security**

As discussed above, the application does not propose any alterations to the shop front. Greater Manchester Police have however been consulted and recommend the

inclusion of measures to enhance the security of the premises should any new fittings be installed. This is reflected in the condition appended at the end of this report.

### **Level Access**

As discussed above, there are no proposals to alter the shopfront which, as with many shops within the parade which have not been altered, has a single step access. Whilst a level threshold would be desirable and would be encouraged by the Council where alterations to the shopfront were included, the Council cannot insist on alterations that are not proposed in applications and which are relatively small in scale involving a change of use.

### **Conclusion**

On the basis that the proposal represents a use where the cumulative impact of A5 uses would not lead to an unsustainable imbalance in the range of uses within the District Centre and a consequent negative impact on its viability and vitality, or lead to any detrimental impact on residential amenity arising from issues of noise, waste management, fumes or nuisance parking, the application is considered to accord with the provisions of Core Strategy policies SP1, DM1, C1, C2, C6 and C10 and saved UDP policy DC10 and the Guide to Development in Manchester, and is recommended that the application is approved.

**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**

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 for the reasons outlined in this committee report. The application was

consulted on by letter and produced one objection which was taken into consideration during the assessment as detailed in the report, alongside current and emerging policies of the development plan.

### **Reason for recommendation**

#### **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:

The application form; location plan, Design and Access Statement and drawings numbered; (02) 001 PL0; (05) 001 PL0; (05) 001 PL0 and (01) 001 PL0 stamped as received by the City Council as Local Planning Authority on the 4 August 2016;

Waste Management Strategy and Existing and Proposed Elevations stamped as received by the City Council as Local Planning Authority on the 18 October 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 development hereby approved shall not be open outside the following hours:-

07.00am to 00.00am Monday to Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) The use hereby approved shall not be occupied until 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 - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core strategy policies C10, SP1 and DM1 and saved Unitary Development Plan policy DC10.

5) Before development commences a scheme for the extraction of any fumes, vapours and odours from the development, hereby approved and including a rain resistant terminal in place of a cowl, 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 SP1 and DM1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) 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.

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.

7) No loading or unloading shall be carried out on the site outside the hours of:

7.30am to 8.00pm Monday to Saturday

No loading or unloading Sundays and Bank holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) Prior to first use of the development hereby approved, full details of the colour of the flue to be installed on the rear elevation as shown on drawing ref: (01)001 PL0, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The colour-coated flue shall be installed and operated only in accordance with the approved details and at all times thereafter.

Reason - To ensure visual amenity within the area, pursuant to policy DM1 of the Manchester Core Strategy.

9) Prior to first use of the development hereby approved, written details of the measures to secure the premises, including front and rear entrance doors and the rear access gate, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) Upon the occupation of the development hereby approved, any roller shutter on the frontage of the unit shall be open/raised on days that the business is open from 9.00am until the unit closes that same day.

Reason - In order to ensure that the appearance of the building is in keeping with the character of the area, pursuant to saved policies DC14 and E3.3 of the Unitary Development Plan for the City of Manchester, and 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: 113515/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.

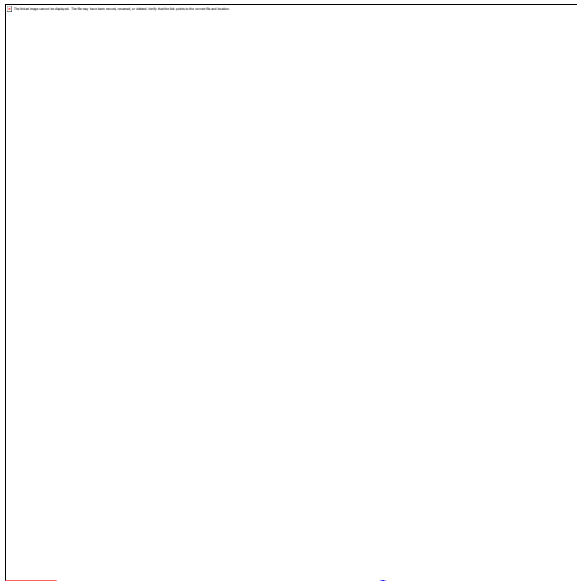
**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

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:**

**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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