

Application Number	Date of Appln	Committee Date	Ward
116113/FO/2017	10 th May 2017	27 th July 2017	Fallowfield Ward

Proposal Erection of eight, three storey houses with associated car parking and landscaping following demolition of existing building

Location 165 Kingsbrook Road, Manchester, M16 8NR

Applicant Mr Hewitt , 165 Kingsbrook Road, Manchester, M16 8NR

Agent James Hindley, theCAVE architecture + design, 12 George Street, Alderley Edge, SK9 5ND,

Description

This application relates to an irregular shaped site of approximately 0.2 hectares located at the junction of Kingsbrook Road and Nettleford Road. The site is occupied by a large part two storey, part single storey detached building previously used as a convent but more recently used as a residential and non-residential institution for overseas students (sui generis) for which planning permission, reference 091575/FU/2009/S1, was granted in February 2010. The building is neither listed nor in a Conservation Area.

The building is located centrally on the site with gardens to either side and the rear and a car park at the front. The site is enclosed along Nettleford Road by a two metre plus, high Leylandi hedge, whilst along Kingsbrook Road there is a low wall backed by a hedge. Along the southern boundary is a 1.8 metre high brick wall with hedges behind, which project above the wall. There are further hedges along the eastern boundary. Within the site there are three trees all of which are in poor condition, whilst there is a single street tree in front of the site on Kingsbrook Road.

The existing pedestrian and vehicular access is from Kingsbrook Road.

The site is located in a predominantly residential area containing a variety of housing styles of varying ages. Facing the site across Kingsbrook Road are two storey detached houses whilst adjoining the site to the east on Kingsbrook Road is the gable wall of a two storey house. There is a first floor window in the side elevation of this property. Facing the site across Nettleford Road area pair of two storey detached houses and the rear gardens of two semi-detached houses which are side on to but addressed as being on Nettleford Road. To the south the site is adjoined by the side elevation of a bungalow on Shuttleworth Close, this property has a rear elevation fronting Nettleford Road. Also on the southern boundary is the gable wall of a two storey terraced property also on Shuttleworth Close. The South east boundary of the site adjoins Whalley Range Cricket and Tennis Club.



There are no parking restrictions on the highways adjacent to the site. Whilst Kingsbrook Road is a local distributor, Nettleford Road is a residential cul de sac. Permission is sought to demolish the existing property and to redevelop the site with eight new dwellings. All of the properties would be two storey with a third floor in the roof void.

Fronting Kingsbrook Road would be two semi-detached houses adopting the existing building line of other properties along the road. Each property would have a drive at the side capable of accommodating two vehicles. There are gardens to the front and rear and refuse storage is in a designated area for each property at the side of the properties.

At the junction of Kingsbrook Road and Nettleford Road would be a detached property designed to front both roads but with its principle elevation to Kingsbrook Road. There would be a drive accessed from Nettleford Road capable of accommodating a single car and gardens to the front, side and rear. To compensate for the small rear garden the side garden is partially enclosed by a 1.8 metre high brick wall to create private amenity space. Refuse would be stored in the rear garden in a designated area.

The front gardens to the three properties on Kingsbrook Road would be enclosed by a low brick wall topped with stone copings and railings and full height brick piers to a height of 0.95 metres.

Along Nettleford Road would be two pairs of semi-detached properties separated by a detached house. Three of the properties would have drives to the side capable of accommodating two cars, the remaining two properties would have a single parking space each in front of the property. All the properties would have front and rear gardens, with the three southernmost properties having particularly long rear gardens. The front boundary to Nettleford Road would be 0.95 metre high railings with a plinth.

There are three different house types proposed for the site. All the properties are traditional in their styling with pitched tile roofs, however they are given a contemporary feel through the use of white rendered two storey flat roofed bay windows whilst the main body of the house would be brick. Windows would be anthracite grey. With the exception of the corner property principle windows would be located in the front and rear elevations. Windows in the side elevations would be smaller and serve en-suite bathrooms. Each property would also have a side door. The corner property would have its principle windows in the road frontages with a secondary window to the dining room in the rear elevation at ground level. At first floor level there would be two windows serving en-suite bathrooms, one in the rear elevation and one in the side facing the gable of the adjacent property.

The accommodation in two of the house types which will make up seven of the properties in the development would comprise on the ground floor a lounge, kitchen/diner, wc and utility room, the first floor would comprise two bedrooms both with en suites and one with a dressing room. In the roof void would be a further two bedrooms with a shared en suite. The corner property would provide on the ground floor a lounge, kitchen/diner, utility room and wc, on the first floor two bedrooms both with an en suite and in the roof void a further two bedrooms with a shared en suite.

The southern and eastern boundaries of the site will remain as at present, whilst the private amenity space will be divided by 1.8 metre high close boarded fences. All the trees within the site will be removed together with the hedging to Kingsbrook Road and Nettleford Road. The design and access statement acknowledges the loss of the existing trees and proposes the planting of seven new trees appropriate to the setting.

Consultations

Ward members

Councillor Mike Amesbury has written in objecting to the proposed development. His objections are summarised below:-

- The eight units on the proposed land envelope is directed by maximising profit rather than the quality of the build and the immediate and surrounding environment.
- There is insufficient parking provision built into the plans. Parking and traffic at both this location (Kingsbrook and Nettleford) and surrounding streets is problematic as it is. This will add to it, many households now have two and three cars.

- The housing units are out of character with the surrounding properties, three storey boxes. All surrounding properties are two storey.
- Loss of a community venue/ hub which is used by many groups from the Whalley Range and Fallowfield community including the Kingsbrook Residents Association and the local councillors.
- Finally he does not consider that the notification letters were sent out to a wide enough area.

Local Residents

Six letters have been received objecting to the proposed development for the following reasons.

- There has been insufficient time to consider the proposal.
- There is insufficient space for 8 dwellings on the site.
- The proposed houses would not be coherent with current house types in the area.
- There is already a parking problem in the area which this development will make worse.
- The height of the development will block out daylight to adjoining properties.
- The additional families would bring noise and disturbance to the area.

In addition 4 letters have been received from residents broadly supporting the proposed development but raising the following issues.

- there is a slight concern about density.
- The height is not an issue
- would prefer a perimeter wall to the site.
- How are the trees to be replaced.
- Two of the properties do not have space for more than one car.

Kingsbrook Road Residents Association

Objects to the proposed development. The grounds for objecting are summarised below.

- The site cannot support eight house with associated parking. The plan shows how cramped the development would be.
- The design is not in keeping with other properties in the area.
- There is already a problem with traffic and parking in the area which the development will make worse.
- The development would result in the loss of a community asset in the area.
- Residents are concerned about the apparently small number of properties who were notified of the development. Given the impact the development would have they feel more people should have been notified. This is similar to what happened with an earlier application in respect of the nearby Maryfield Court on Nettleford Road. The feel that the Council should look at its procedures for neighbour notification.

Floor Risk Management Team

Whilst 10 units is the minimum for the requirement of a sustainable drainage scheme to be incorporated into the application all developments however, minor need to be adequately drained to manage flood risk to buildings and the surrounding area. In this instance no drainage plan has been supplied and given the proximity to an existing residential area the Council need to be certain that the drainage is designed appropriately to manage flood risk. A condition requiring the submission of a surface water drainage scheme is therefore appropriate to the development.

United Utilities

Have requested a surface water drainage condition.

Greater Manchester Ecology Unit

No objection subject to a condition in to protect nesting birds

Highways

No objections in principle.

- The use is unlikely to generate more trips than the existing use.
- It is recommended that there are two spaces per dwelling.
- The refuse storage arrangements are acceptable.

Strategic Area and Citywide Support Manager.

No objections subject to a refuse storage condition.

Policy

Core Strategy

The relevant Core Strategy policies Are SP1, DM1, H1, H6, H8 and EN9

Policy SP1 is relevant to this development as it sets down the spatial principles that guide development in the City. In particular it seeks to create neighbourhoods of choice providing high quality and diverse housing.

Policy DM1 is a general development control policy which states that all development should have regard to the following specific issues, amongst others:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter,
- vermin, birds, road safety and traffic generation.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy H1 is relevant as it establishes the basic principles of housing provision in the City. The policy states that outside the Inner Areas the emphasis will be on increasing the availability of family housing therefore lower densities may be appropriate.

Policy H6 is relevant in that it relates to new housing developments in the south of the City including the Fallowfield ward. The policy says that outside the district centres priorities will be for housing which meets identified shortfalls, including family housing.

Policy H8 relates to the provision of affordable housing. The threshold for schemes to incorporate an element of affordable housing are that the site should be 0.3 hectares in size or greater or the development comprises 15 or more dwellings.

Policy EN9 is relevant as it relates to the protection of the City's green infrastructure. The policy says that the Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

National Planning Policy Framework

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

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

Paragraph 56 places great importance on good design of the built environment.

Paragraph 60 states that local planning authorities should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

Issues

Principle

The site is located within a predominantly residential area of the City and it is considered that whilst the most recent use has included in part a non residential use the most appropriate form of development would be residential. Further the development will increase the provision of family housing which would accord with Core Strategy policy H6. On balance it is therefore considered that the proposed development is in principle acceptable.

However, there are detailed matters that require consideration as set out below.

Loss of the existing Building

The existing building on the site is neither listed as being of architectural or historic Interest nor is it in a conservation area. On balance it is considered that the redevelopment of the site with family housing, which is a key Council objective, would outweigh the benefit of retaining the building.

Design

The area surrounding the application site contains a range of buildings of differing ages and styles. Rather than seeking to replicate any particular style of property the applicant has adopted a traditional approach incorporating pitched roofs and bay windows with a traditional pallet of materials found in the area namely tiled roof, and brick and render for the walls. However, the materials would be used in such a manner as to give a more contemporary feel to the properties, by constructing the main body of the building in brick whilst using render for the bay windows.

Overall it is considered that the design of the buildings achieves the high standard required by the Council and that it would complement the existing houses in the area and not detract from the street scene.

COPYRIGHT theCAVE and 13 2017



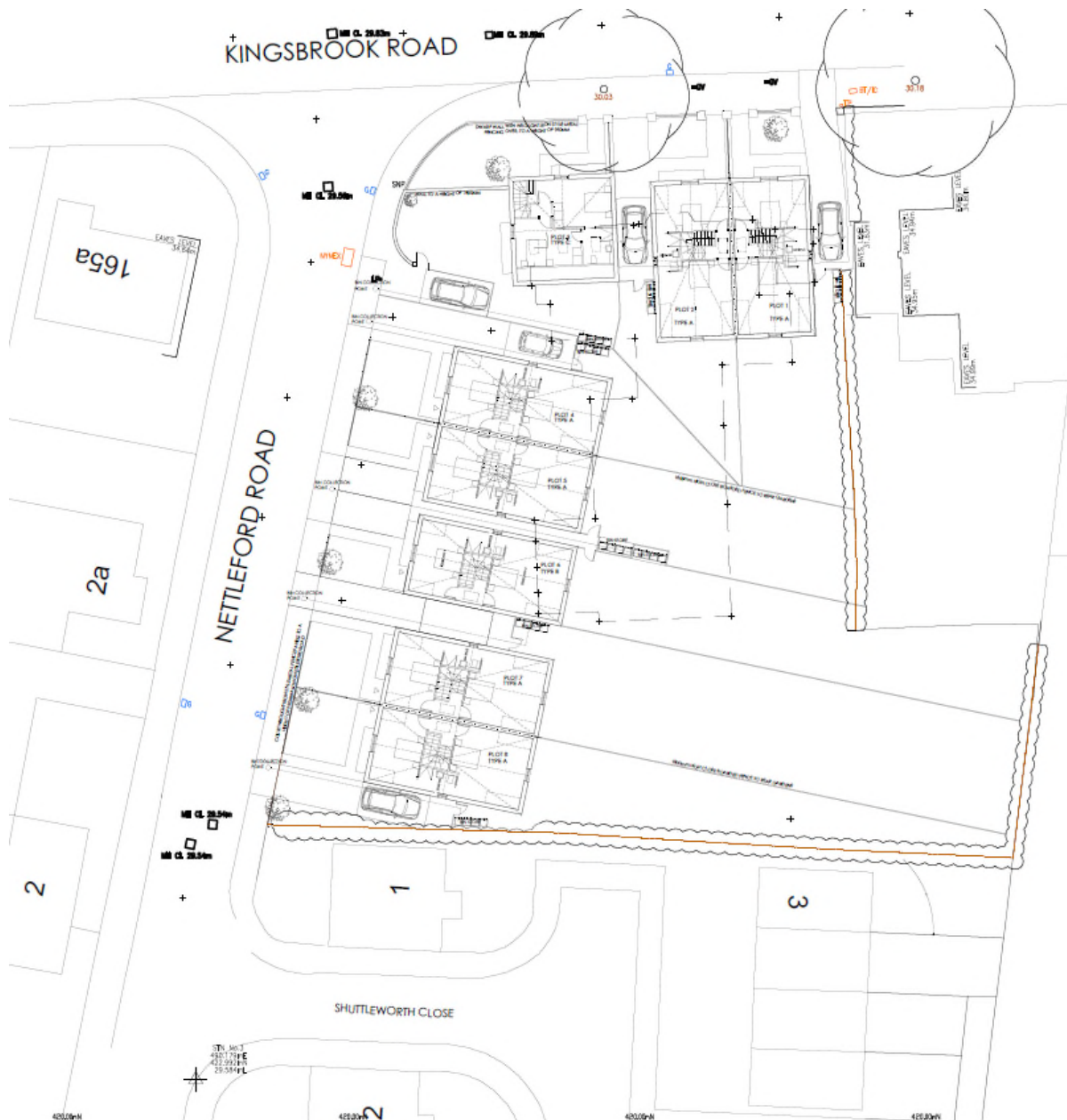
Scale and Massing

The proposed dwellings would be 1.2 metres taller at the ridge than the adjacent property on Kingsbrook Road and 0.4 metres higher at eaves level. It is not considered that this increase in height is significant and it brings an element of interest into the street scene. On Nettleford Road the proposed dwellings are significantly taller than the neighbouring bungalow which has a ridge height of 4.8 metres, however this property is the exception with other properties on Nettleford Road in the immediate area being 4.8 metres to the eaves and 7.8 metres to the ridge. The relationship is such that the difference in height is not an uncomfortable one and would not cause visual harm.

On balance it is considered that the scale and massing of the development is appropriate to the location and would not appear incongruous.

Site Layout

The Guide to Development in Manchester requires residential developments to front the highway and where possible to provide parking at the side of the property. It also requires properties occupying corner locations to be designed with two principle facades so as to hold that corner. In this respect it is considered that the proposed development provides high quality frontages to both Kingsbrook Road and Nettleford Road. The consequence of the shape of the site and the need to create a strong corner is that the size of the private amenity spaces varies greatly, however it is considered that there is a satisfactory level of amenity space for all the properties.



It is also considered that the layout accords with the principles set out in the Manchester Residential Quality Guide.

On balance it is considered that the site layout is acceptable and accords with Core Strategy policies SP1 and DM1.

Density

The proposed development would achieve a density of approximately 40 dwellings per hectare. Adjacent to the site the densities vary greatly with Kingsbrook Road achieving 24 dwellings per hectare, whilst Nettleford Road achieves 40 dwellings per hectare and Shuttleworth Close is at 80 dwellings per hectare.

Whilst concerns have been raised with the proposed density of development it is considered that the development responds to the site, and its surroundings and the

number of properties being proposed can be accommodated in a satisfactory manner.

On balance it is therefore considered that the density of the proposed development is not excessive for the area.

Parking

Residents have referred to parking issues in the area and it is noted that five of the eight proposed properties could accommodate up to two cars on the drive whilst the remainder all have one off road space available to them. On balance the proposed level of parking is considered to be acceptable.

Residential Amenity

In terms of the physical presence of the buildings the two most affected properties are the bungalow to the south of the site on Shuttleworth Close and the adjoining property at 167 Kingsbrook Road.

It is considered that the bungalow on Shuttleworth Close whilst close to the gable wall of one of the proposed dwellings is separated by the width of the drive and there is an existing 1.8metre high wall which would be retained. It is therefore considered that the property is sufficiently far away not to have an overbearing impact and by being to the south the bungalow would not suffer any loss of direct sunlight.

In respect of 167 Kingsbrook Road this is due east of the nearest proposed dwelling. Both would be aligned and separated by the width of two drives, it is considered that there would be no overbearing impact nor significant loss of sunlight as a result of the proposal.

Concern has been expressed that the proposed development will result in an increase in activity and consequential noise there by general disturbance from comings and goings. In view of the current use of the property it is considered that the introduction of residential properties on this site within a residential area is acceptable.

On balance it is considered that the proposed development would not have a significant impact on the amenity of residents and therefore accords with Core Strategy policies SP1 and DM1.

Trees and Landscaping

The three existing trees within the site are in poor condition and it is proposed that they are removed as part of the development. It is proposed to replace these with seven new trees, two on Kingsbrook Road, where the existing street tree will be retained and five on Nettleford Road.

The loss of the Leylandi hedge is acknowledged however, it is necessary in order to deliver family houses which is a key objective for the City Council and would be offset in part by the additional tree planting proposed of more sustainable species.

Refuse

All of the properties are shown as having a dedicated area for the storage of refuse either at the side or rear of the properties. An appropriate condition is proposed should permission be granted.

Boundary Treatment

It is proposed to erect a 0.95 metre high wall and railings to the Kingsbrook Road Frontage of the site. This would replace an existing brick boundary wall and is considered acceptable when compared with other properties on Kingsbrook Road.

Part of the Nettleford Road frontage enclosed by a 1.8 metre high fence for a length of approximately 4 metres to provide private amenity space for the corner property and is considered to be acceptable in this instance. Further down Nettleford Road it is proposed to use 0.95 metre high railings, this is considered appropriate in this location as properties along Nettleford predominantly utilise wooden fences along the boundary.

The retention of the southern and eastern boundaries would have no impact, and the use of 1.8 metre high close boarded fences between gardens is also considered to be acceptable.

Neighbour notification

Concern has been expressed about the extent of the neighbour notification carried out for the development. In this instance the notification undertaken is in excess of the minimum requirement set down in the Development Management Order and is considered to be appropriate for the development proposed and its location.

Drainage

United Utilities and the Council's Flood Risk Management Team have requested that a condition is respect surface water scheme is attached to any approval to ensure a suitable drainage scheme is incorporated into the development. A suitably worked condition is therefore recommended.

Affordable Housing

The development subject of this application is below the thresholds for requiring the provision of affordable housing both in terms of the size of the site, 0.2 hectares where the threshold is 0,3 hectares and the number of units, the proposed development contains 8 units which is below the threshold of 15. That the proposed development does not include any affordable units therefore accords with Core Strategy policy H8.

Wildlife

The Leylandi hedge is a potential nesting place for birds and the Greater Manchester Ecology Unit have requested a condition to protect any nesting birds. A suitably worded condition is therefore recommended.

Loss of Community Asset

This site is owned and run privately. In determining the application the Council can only consider the proposal as submitted in the context of National Guidance and local policies. Consent cannot be refused on the basis that residents would rather see the existing use continue.

Houses in Multiple Occupation.

Since the adoption of the Article 4 Direction in October 2011 planning permission has been required to change from a dwelling house Class C3 to a small House in Multiple Occupation, Class C4. However, for the avoidance of doubt a condition is proposed preventing the use of the properties for any other purpose than Class C3.

Conclusion

On balance it is considered that the proposal represent a high quality development that is appropriate to its location and accords with City Council policies in providing family accommodation and broadening the range of accommodation available.

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

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

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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.

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) 3627.01. 1The development hereby approved shall be carried out in accordance with the following drawings and documents:
3627.01, 188.01.SPP rev C, 188.01.101, 188.01.102, 188.01.103, 188.01.200, 188.01.201, 188.01.202, 188.01.203, 188.01.204, 188.01.205, 188.01.206 and 188.01.209

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) Before the development hereby approved progresses beyond damp proof course level samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

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

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

5) The car parking shown on the approved drawings shall be surfaced and made available for use prior to the first occupation of the properties hereby approved.

Reason to ensure that there is adequate parking for the proposed development pursuant to Core Strategy policy DM1.

6) Before the development hereby approved is first occupied the developer shall make good the redundant crossings over the footpath fronting the site on Kingsbrook Road.

Reason - To ensure that the footpath fronting the development is safe for use by pedestrians pursuant to Core Strategy policy DM1.

7) The refuse storage arrangements shown on drawing 188.01.SPP revision B 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 adequate arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

8) Within three months of commencement of development a hard and soft landscaping treatment scheme including new tree planting shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) 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 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or dormers; shall be erected other than those expressly authorised by this permission to the properties occupying plot 1, plot 2, plot 3 and plot 4 shown on drawing 188.01.SPP revision B.

Reason - The size of plot1, plot2, plot3 and plot4 is such that any extensions may adversely impact on the amenity of adjoining residents and the City Council as Local Planning Authority needs to be able to assess the potential impact of any extension pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC1

11) Prior to commencement of the development hereby approved a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the City Council as local planning authority.

The surface water drainage scheme must be in accordance with the non-statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards unless otherwise agreed in writing by the City Council, no surface water shall discharge to the public sewer either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Core Strategy policies DM1 and EN14 and the guidance contained in the National Planning Policy Framework and the National Planning Practice Guidance.

12) No removal of, or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the City Council as Local Planning Authority.

Reason To protect wildlife from the inappropriate removal of trees and hedges pursuant to Core Strategy Policies DM1 and EN9.

13) The boundary treatment shall be completed before first occupation of the dwellings hereby approved and shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy 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: 116113/FO/2017 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
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

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:

Councillor Mike Amesbury

117, 134, 136, 142 and 163, Kingsbrook Road,
22 Blair Road,
2 Arnold Road
12 Holwood Drive

Relevant Contact Officer :	Dave Morris
Telephone number :	0161 600 7924
Email :	d.morris@manchester.gov.uk



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2017. Ordnance Survey 100019568