

Application Number	Date of Appln	Committee Date	Ward
119823/FO/2018	17 th May 2018	23 rd Aug 2018	Burnage Ward

Proposal Erection of a three storey building to form ancillary club accommodation (indoors games room, store rooms and bar) and beauty salon (sui generis) on the ground floor with managers flat on the first and second floors and creation of new vehicular access off Kingsway

Location Burnage Cricket And Social Club , 247A Kingsway, Manchester, M19 1AL

Applicant Mr Lee Pepper , Burnage Cricket And Social Club, 247A Kingsway, Manchester, M19 1AL

Agent Mr Peter Borkus, Core Design(UK) Limited, The Studio, 21 Shaw Road, Stockport, SK4 4AG

Description

The Burnage Social Club is located to the east of the Kingsway and Mauldeth Road junction and occupies a site of approximately 1.1 hectares. The site, which formerly operated as a cricket club, consists of a single-storey social club building; a newly-constructed three-storey building, comprising a manager's flat on the upper floors with additional social club facilities and a beauty salon on the ground floor. The remainder of the site consists of the large grassed area of the former cricket pitch with a parking area to its northern boundary. Vehicular and pedestrian access to the site is via Mauldeth Road.

To the north and east of the site there are dwellinghouses (Burnside Drive and Brookthorpe Avenue) while to the south, on the opposite side of Mauldeth Road, there is a commercial parade and further dwellinghouses. Adjoining the site to the west there are a number of commercial properties which front Kingsway.

Planning permission was granted on 8th December 2015 under reference 110171/FO/2015/S2 for the erection of a two-storey building to provide changing rooms and a bar at ground floor with manager's accommodation above.

During construction it became apparent that the development was not being built in accordance with the approved drawings. As a result, the applicant was requested to submit a variation of condition application to regularise the matter. However, as that application (112391/JO/2016/S2) also proposed using part of the ground floor as a beauty salon it was determined that a full planning application was required. This resulted in application 112391/JO/2016/S2 being withdrawn and replaced with the application now before committee.

The accommodation originally approved under application 110171/FO/2015/S2 consisted of the following:

- Ground Floor – changing rooms, bar, wc's and showers

- First and Second Floor – manager’s flat (5 bed)

The application now being considered proposes the following accommodation:

- Ground Floor – indoor games room, bar with store area, storerooms, beauty salon and entrance hall to the upstairs accommodation
- First and Second Floors – manager’s flat (5 bed)

In addition, the applicant is also proposing to introduce cladding to the second floor, a new vehicular access/driveway with car parking area off Kingsway and a new boundary wall with fencing panels and gate along the Kingsway frontage. This boundary wall/fencing has been partially erected.

Consultations

Local Residents – Correspondence has been received from four households, their comments are as follows:

- The noise coming from the bar/club is already considerable and an issue in such a built-up residential location. Further noise/disruption and antisocial behaviour from the external bar area would be unacceptable. There is also no reference to opening times in the planning application.
- The application makes reference to an existing car parking area situated at the opposite end of the site to the club building. Planning permission has never been granted for this car parking and its use creates clear privacy issues for local residents living next to the boundary. This area of the site is also currently being used to dump yet more waste which cannot continue.
- There will be an increase in traffic if a new access from Kingsway (A34) is created and as the proposed application only accounts for 6 car parking spaces this will cause more cars to park on the pavement on Kingsway itself potentially causing harm to pedestrians.
- The ‘Elevation to Kingsway’ diagram shows this access to be controlled by way of metal gate which seems to contradict enabling emergency vehicle access.
- Based on past experience, any further work will undoubtedly end up unfinished and become an eyesore.
- The proposal is not in character with a suburban residential area.
- What is the relevance of locating a beauty salon on a site intended to be used as a social club. There is a concern that locating many unrelated businesses here will lead to the site becoming a retail park with no community focus.

United Utilities Water PLC – Suggests the imposition of surface water drainage conditions.

Highway Services – Highway Services have made the following comments:

- The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities.
- It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

- The parking arrangements are split across the site with a new parking area provided from Kingsway for six vehicles and a less formal forecourt area off Mauldeth Road that can accommodate 23 vehicles which is considered to be sufficient parking provision.
- A new vehicle access off Kingsway is proposed (as shown on drawing 18013-203) which will require alterations to the highway through S278 agreement between the developer and the City Council
- Boundary treatments comprise low level walling with piers and metal railing infill which is acceptable.

Environmental Health – Suggests the imposition of a number of conditions (acoustic insulation, refuse storage, contaminated land and hours of operation) designed to protect residential amenity.

Policies

The National Planning Policy Framework July 2018 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – This sets out the key spatial principles which will guide the strategic development of Manchester to 2027, of relevance to this application are:

Core Development Principles, Development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including:
 - i) Creating well designed places that enhance or create character.
 - ii) Making a positive contribution to the health, safety and wellbeing of residents
 - iii) Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - iv) Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H6, *South Manchester* – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy C1, *Centre Hierarchy* – Development of town centre uses will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. In order to maintain the vitality and viability of its centres, provide services as locally as possible and minimise the need to travel by car, Manchester's centre hierarchy is:

- Manchester City Centre – The City Centre is a focus for comparison retail in the Manchester City Region.
- District centres – District Centres have an essential role to play in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily.
- Local centres – Local centres meet local needs for small-scale retail and services to meet day to day needs. Locations that are not identified in the Local Development Framework but that perform the same function in terms of scale and meeting local needs will also be considered to be local centres

Policy C8, *Local Centres* – Local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. The provision of new small-scale retail facilities will be encouraged where they would provide for local every-day needs and would not be harmful to the vitality and diversity of nearby centres. Careful consideration will be given to the impacts of new commercial development on residential amenity, which is particularly an issue for food and drink uses.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access 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.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Not all of these are relevant to this application. Where they are applicable they are addressed in detail below.

Guide to Development in Manchester Supplementary Planning Guidance –

Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the

next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester Residential Quality Guidance 2016 – Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Issues

Principle of the Proposal – The principle of a building of a similar size, scale and massing on this part of the site and including manager's residential accommodation was accepted with the previous permission (110171). However, in addition to design changes, the proposal now being considered includes a salon use at ground floor together with a games room and bar, as well as a new vehicular access and parking area; and the changing rooms for the sports facilities have been omitted. Therefore the impact of these new elements must also be assessed.

Proposed uses – The ground floor of the building has an area of approximately 113 square metres, and the floorplans indicate the salon occupying only a small portion of this, less than a quarter of the overall floorspace. Although the site is not located in a formal district or local centre, it is located within a small cluster of commercial premises at the junction of Mauldeth Road and Kingsway and is likely to provide for local needs. It is considered that this is unlikely to have any impact on the vitality and viability of district or local centres and is unlikely to cause disamenity to nearby residential accommodation; it is considered an appropriate use in planning terms and in accord with relevant policy. The other uses proposed within the ground floor are considered as ancillary to the site's use as a sport and social club facility.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of the London Housing Design Guide space standards (LSS) as interim space standards for residential developments.

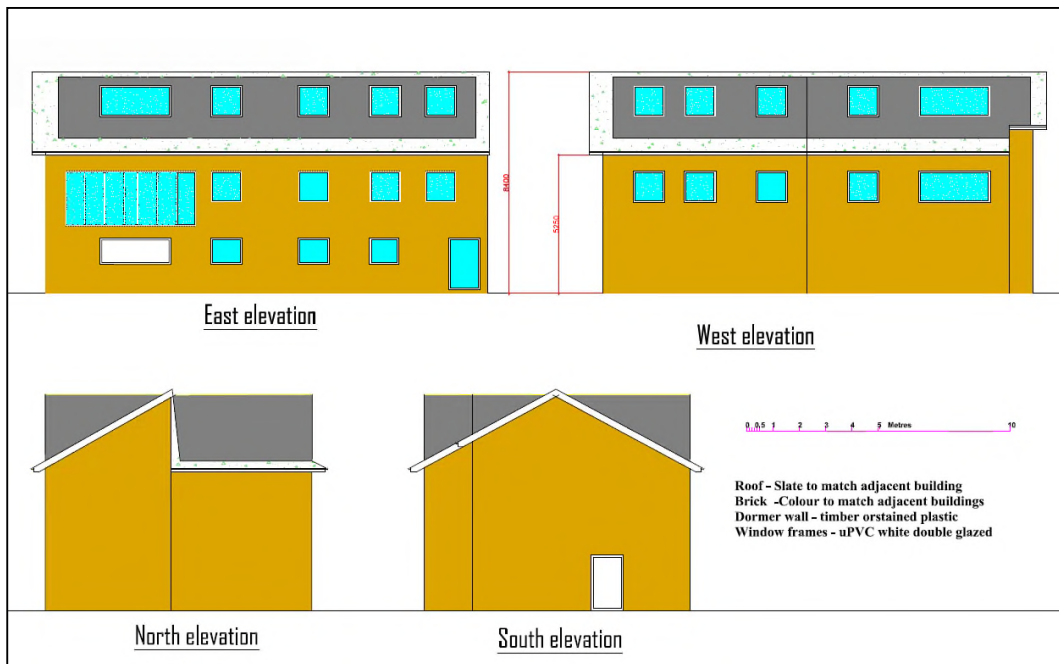
The space standards for a 2 storey 5 bed dwelling range from 116m² to 134m², depending on the number of occupants. As 279m² of residential floor space is proposed in this instance, the proposal more than exceeds the guidance. It is also acknowledged that a flat was approved as part of the original consent. It is now proposed, if the Members are minded to approve the application, that a condition be attached to avoid HMO use

Residential Amenity – In terms of proposed uses, the main difference between the original and proposed building is the introduction of the games room and salon/treatment rooms on the ground floor. Also, although a bar was included in the previously approved scheme, it was internal only and the current proposal includes a large shuttered opening in the elevation, allowing customers to use the outside area for drinking. Concerns have been raised about the external bar, particularly in relation to noise generated by its patrons. In this respect, although the bar and games room uses are ancillary to the social club use that operates out of the main building, it is considered appropriate to add a condition limiting the hours of operation of the external bar in order to minimise any disturbance to local residents. In this respect it is proposed that the external bar shall not be used beyond 10.00 pm. It is considered that the comings and goings associated with a small-scale salon are unlikely to result in significant noise or disturbance to local residents, the nearest dwellings being located 60 and 126 metres away from the proposed building.

Privacy – Given the distances (60 and 126 metres) between the proposed building and the dwellings on Kingsway, Mauldeth Road and Brookthorpe Avenue, it is not considered that the proposal will lead to a loss of privacy or overshadowing.

Design – The scheme approved under application reference 111071 was a simple, functional design: a two-storey building of brick with slate roof and a long horizontal dormer, not considered out of keeping with buildings in the surrounding area.

The elevations approved under application 110171/FO/2015/S2:



The building actually constructed involved a three storey flat elevation to Kingsway and incorporated a flat roof with a partial pitch facing into the site with four dormer windows, and blockwork was used on the elevations. This is indicated on the drawing below which was submitted to regularise the situation but subsequently withdrawn.

Elevational drawing submitted under application ref 112391/JO/2016/S2 and reflecting what was constructed:



Following negotiations with the applicant, changes have been introduced into the design and it is considered that the proposals improve the appearance of the building over and above what was previously approved and what is currently on site. The irregular footprint has been replaced with a more traditional one and a series of small dormers have been incorporated in the roof rather than a single linear flat-roofed dormer. In addition the applicant has now added cladding to the second floor to break up the overall massing of the building and reduce its apparent bulk. White render is proposed for the lower parts of the elevations.

Notwithstanding the fact that the design of the proposal is considered to have benefited from the amendments, it is noted that the building has remained un-rendered for some time with bare blockwork evident on all elevations. To ensure that the building is rendered and the cladding installed in a timely fashion condition no. 3 is suggested.

The elevations as now proposed:



It is considered that the design of the building, and ultimately its rendering and partial cladding, will not have a detrimental impact upon the levels of visual amenity enjoyed along Mauldeth Road and Kingsway, from where the building is most visible.

The design of the brick wall and railings that front Kingsway is considered acceptable.

Scale and Massing – The height of the building has been unaltered and remains at 8.4 metres high at the ridge. While the scale remains the same, the introduction of the cladding element at second floor level, which gives the appearance of a pitched roof, has reduced the overall impression of massing of the building. This amendment is welcomed.

Visual Amenity – The proposed building is set back from Mauldeth Road by approximately 50 metres and views of it are obscured by a mature line of trees. As a result it is not considered that the proposal will have a significant impact upon the levels of visual amenity enjoyed along Mauldeth Road.

The proposed building is more readily visible from Kingsway. However, as it is set back from the road frontage by approximately 10 metres and will be rendered and the second floor clad it is not considered that the levels of visual amenity experienced along Kingsway will be unduly harmed. In addition, the boundary to the site on Kingsway was previously high timber fencing incorporating two advertising hoardings. This was removed during construction of the current building. One of the hoardings has been replaced, but the other will need to be removed to make way for the proposed car parking area. This together with new boundary treatment of a brick wall with timber panels it is considered that this will improve the visual appearance of this site of the site.

Pedestrian and Highways Safety – It is considered that the comings and goings associated with the proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along this section of Mauldeth Road.

In addition, Highway Services have confirmed that the proposed driveway off Kingsway is acceptable and does not raise any safety concerns, as such it is not considered that this new access will have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along this stretch of Kingsway.

Car Parking Provision – There is currently a small area for parking available on the hardstanding next to the sports club building and there is space for approximately 23 cars at the northern boundary of the site. The proposal involves the creation of a small parking area of porous hardstanding adjacent to the new building which would accommodate six vehicles. This would involve a new access taken from Kingsway

Highway Services have confirmed that the level of parking at the site, namely the 23 spaces along the northern boundary and that proposed under this application, is sufficient for the social club and residents of the manager's accommodation.

Refuse Storage – The domestic waste from the residence is stored and segregated in a secure yard between the proposed building and the main clubhouse. All bins are stored in there (for the dwelling, and for the club), then wheeled along the hard terraced surface to the vehicular entrance on Mauldeth Road on collection day.

Condition of the Site – Several local residents have raised concerns about the state of the site and how it has become subject to a large amount of tipping, predominantly rubbish and rubble generated by construction works and also a large number of scrap vehicles, site cabins and other metals. Both the Environment Agency and South SRF Neighbourhoods Team have been active in resolving this matter and it is understood that the majority of this tipped material has now been moved off site or is in the process of being relocated to a more appropriate facility.

Crime and Community Safety – A condition is suggested which will require the applicant to demonstrate what principles of Secured by Design have been incorporated into the building.

Conclusion – Although the site benefits from a planning permission for a building to accommodate changing rooms, a bar and manager's accommodation, the works carried out to date do not reflect the approved plans and are unacceptable. This current application proposes changes to the approved plans in addition to what has been implemented on site. It is considered the proposed changes are acceptable and would constitute a welcomed improvement. However, if approved, and until implemented, the works on site remain unauthorised. The applicant has been made aware of this and that it is important this is resolved as quickly as possible. To emphasise the importance of the matter it is recommended the proposed works be granted a 12 months consent

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 to resolve any problems arising in relation to dealing with the planning application.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of 12 months 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:

- a) Drawing no. 18013-201, stamped as received on 17th May 2018
- b) Drawing no. 18013-202b, stamped as received on 24th July 2018
- c) Drawing no. 18013-203 (boundary treatment and car parking details only), stamped as received on 17th May 2018
- d) Drawing no. 18013-204, stamped as received on 24th July 2018

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) Within two months of the date of this permission, samples and specifications of the render finish and cladding to be used on all external elevations of the development, and a timetable for its application, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be implemented in accordance with those approved details.

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) Within two months of the date of this permission details of the measures incorporated into the development to prevent impacts from any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) Within two months of the date of this permission details of the measures to be incorporated into the development (or phase thereof) to demonstrate that the principles of Secured by Design have been followed 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 agreed measures have been implemented.

Reason - To reduce the risk of crime, pursuant to policy DM1 in the Core Strategy Development Plan Document for the City of Manchester.

6) The salon and treatment room, as denoted on drawing no. 18013-201 (stamped as received on 17th May 2018) shall only operate within the space shown on the approved plan and shall not encroach into any other of the spaces hereby approved.

Reason – In the interests of residential amenity and pedestrian/highway safety, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) 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).

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.

8) The external bar area should not be used outside the hours of 11.00 am and 10.00 pm and the external shutter shown to the bar area on the east elevation shall remain closed outside these hours.

Reason - In the interests of the residential amenity of nearby occupiers, pursuant to Policies SP1 and DM1 of the Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 119823/FO/2018 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:

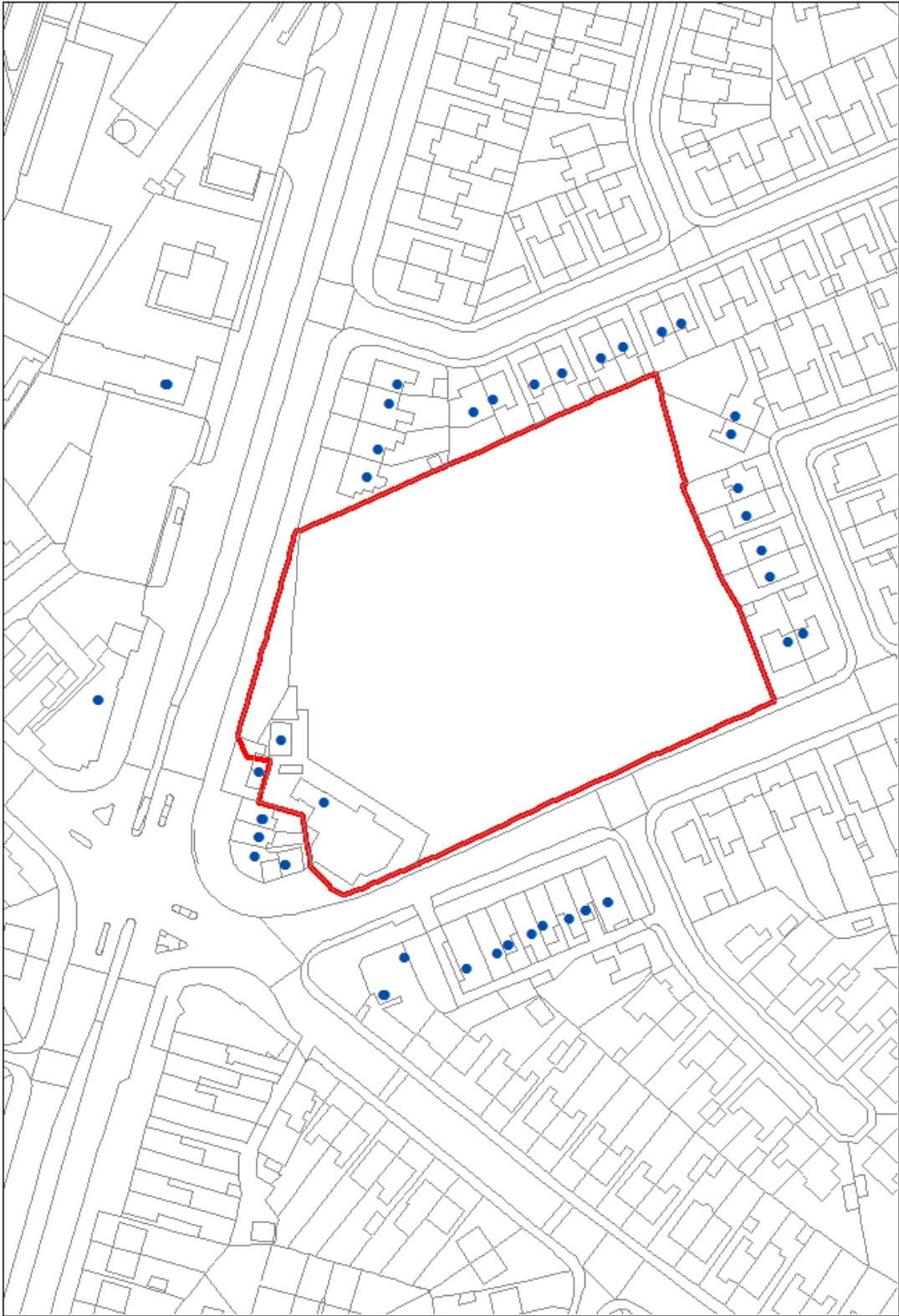
Contaminated Land Section
United Utilities Water PLC
Highway Services
Environmental Health
Premises Licensing
Greater Manchester Police



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:

Contaminated Land Section
United Utilities Water PLC
Highway Services
Environmental Health

Relevant Contact Officer : David Lawless
Telephone number : 0161 234 4543
Email : d.lawless@manchester.gov.uk



 Application site boundary  Neighbour notification
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