

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
135281/FO/2022	26th Oct 2022		Whalley Range Ward

**Proposal** Retention of 3-bedroom single storey dwelling house (Class C3)

**Location** 32 Montcliffe Crescent, Manchester, M16 8GR

**Applicant** Shakil Ahmed, 32 Montcliffe Crescent, Manchester, M16 8GR,

**Agent** Mr Kenneth Okafor, Kenneth Okafor, 284A London Road, Sheffield, S2 4NA

### **Executive Summary**

The proposal seeks the retention of 3-bedroom single storey dwelling house (Class C3) in the rear garden of a two storey dwellinghouse known as 32 Montcliffe Crescent in the Whalley Range Ward.

21 addresses were notified of the application 39 representations in support have been received together with support from Councillor Razaq. There has been 1 objection to the proposal.

### **Key Issues**

#### **Description of the Site**

This application relates to the rear garden of a modern two storey detached house within the Whalley Range ward. The property has a single storey side extension and gardens to the front and rear. There is a drive at the front of the property and a garage in the rear garden which has been demolished and replaced with a single storey 3-bedroom dwellinghouse that is the subject of this application. The original dwellinghouse fronts a footpath linking Montcllffe Crescent to Stoneyfield Close. Montcliffe Crescent runs along the eastern side of the site where access is provided by a double metal gate to the single storey dwellinghouse in the rear garden.



*Photograph 1 Single storey dwellinghouse as viewed from Montcliffe Crescent*



*Image 1 Aerial View to show relationship between the application site (edged in red) and neighbouring properties, no. 32 Montcliffe Crescent is outlined in blue. Source: [www.google.com/earth](http://www.google.com/earth)*

**Applicants Proposal** - The proposal seeks the retention of 3-bedroom single storey dwelling house (Class C3) in the rear garden of a two storey dwellinghouse known as 32 Montcliffe Crescent in the Whalley Range Ward.

The submission states that the property is currently in use as a 3 bedroom dwellinghouse and occupied by the daughter of the applicant and her family, who is unable to buy a property because of insufficient funds and wishes to live at this location due to her children attending a nearby school.

## **Consultations**

**Residents/Public Opinion** - 21 addresses were notified of the application by letter, 39 representations in support have been received. There has been 1 objection to the proposal. A summary of the comments received are as follows:

- The majority of representations state support for the application.
- A number of residents state that the property doesn't have any impact on street as it is hidden away and having another property on the street would help the council.
- Some residents commented on the design of the property. In the likelihood the application is not accepted by the council then it will be necessary to house the occupiers.

The objection to the application raised concerns that due to the proximity of their property to the application site that any upward extension would have a negative impact on their family privacy.

**Ward Councillors** - Councillor Razaq supports the application as the house is for the applicant's sister who is disabled and is a single mother with three children who attend a local school.

**Highway Services** – No objection to the proposal and had the following comments to raise;

- The development is contained within the site perimeter and does not impact onto the adopted highway,
- No concerns with pedestrian access as it will remain as existing.
- The application form suggests that a one off-street car parking space will be provided. Whilst the principle of in-curtilage parking is acceptable, the applicant should verify the dimensions of the driveway, each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions.
- A dropped crossing will be required to facilitate access onto the driveway.
- No concerns with waste management and storage

**Environmental Health** - No objections or comments

**Greater Manchester Police** - No concerns with the proposed retention of the dwelling.

## Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

### 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 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: o creating well designed places, o making a positive contribution to health, safety and well-being, o considering the needs of all members of the community, and o protecting and enhancing the built and natural environment. This is an overarching policy which sets the context for this application.

Policy H1, Housing – Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours.

Policy H6, South Manchester – Sets out the housing policy for South Manchester, which 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 EN1, Design Principles and Strategic Character Areas – Development in Manchester will be expected to have regard to the strategic character area in which

the development is located, in this case area no. 8, Southern Character Area. This policy states there is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

Policy T1 seeks to support proposals that deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Policy T2 relates to Accessible areas of opportunity and need and that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections; is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

Policy DM1 of the Core Strategy states: 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 as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards.

As set out within the issues section of this report below, the application proposals do not accord with policy DM1 of the Core Strategy.

### **Unitary Development Plan for the City of Manchester (1995)**

DC7 – New Housing Development - This saved policy seek to ensure that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable.

All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

### **The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)**

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a

framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The proposed development is considered to have not been designed to reflect the sites context and relationships with the surrounding area to a provide strong built form and therefore does not accord with the general principles of the Guide to Development SPD. Relevant National Policy

### **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 as a material consideration in the Council's decision making as a Local Planning Authority.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.

Above all the guidance seeks to ensure that Manchester can become a City of high-quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live.

These nine components are as follows: Make it Manchester; Make it bring people together; Make it animate street and spaces; Make it easy to get around; Make it work with the landscape; Make it practical; Make it future proof; Make it a home; and Make it happen.

The document also contains Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards. Developers will therefore be encouraged to deliver residential units that will be expected to exceed Manchester's emerging space standards, which combine Nationally Described Space Standards and the London Housing Design Guide space standards.

The National Planning Policy Framework (July 2021) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date

development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The following specific elements of the NPPF are particularly relevant to the proposed development:

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>52</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

### **Other Legislative requirements**

Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

**Site History** – Image 2 below shows the aerial view of the site over a 5-year period from 2016 with the previous garage to 2021 where the outbuilding had been constructed and the rear garden had been subdivided.

There has been a total of 7 planning applications at this address (table 1) of relevance to this application is a 2018 approval for a certificate of proposed lawful development which allowed a single storey outbuilding in the rear garden (reference: 119550/LP/2018) and a further planning application for a single storey outbuilding in rear garden following demolition of existing garage reference: 120363/FH/2018.

In relation to the above applications, it is the case that the two applications that were withdrawn were withdrawn following advice from the Planning Service that a separate dwelling could not be supported within the rear garden of 32 Montcliffe Crescent due to overdevelopment resulting in a cramped inappropriate development.

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Image 2 Aerial Views of the application site (edged in red) and 32 Montcliffe Crescent (edged in blue)

Application Reference and Decision	Description of Development
<b>120363/FH/2018</b> Application Approved - 09.08.2018	Erection of a single storey outbuilding in rear garden following demolition of existing garage.
<b>119550/LP/2018</b> Application Approved - 24.05.2018	Application for a Certificate of Lawful Proposed Development for an out-building

<b>116586/FO/2017</b> Application Withdrawn – 09.08.2017	Erection of a single storey building to form residential accommodation within rear garden following demolition of existing garage
<b>115108/FO/2017</b> Application Withdrawn – 20.03.2017	Erection of a 2 storey 3 bedroom detached house following demolition of detached garage
<b>087382/FH/2008/S1</b> Application Approved - 08.09.2008	Erection of a 2 metre high boundary wall with timber infill panels and access gates
<b>085675/FH/2008/S1</b> Application Approved - 26.02.2008	Erection of a 2 storey rear extension and two single storey side extensions to form additional living accommodation
<b>071879/FH/2004/S1</b> Application Refused - 22.06.2004	Erection of a 2 storey rear extension and single storey side extensions to form additional living accommodation

*Table 1 Planning History*

**The Principle** – The principle for an outbuilding together with the siting, scale and massing has been established by the previous planning permission reference 120363/FH/2018 (images 3 and 4). This permission together with planning permission 119550/LP/2018 approved a single storey outbuilding that was ancillary to the use of the main dwellinghouse. It must be noted that such a building does not form a separate dwellinghouse. An ancillary building is located within the garden of the main host building and to be considered ancillary to the main dwelling there should be some functional relationship with the primary dwellinghouse.

Whereas in this application the building provides all that is necessary for independent occupation (three separate bedrooms, open plan kitchen, living and dining space and a bathroom).

Indeed, this building is now in use as a three bedroom dwellinghouse separated from the primary dwellinghouse no.32 Montcliffe Crescent by a 2 metre high timber fence with its own waste storage area and car parking space shown on the submitted drawings.

It should be noted that there were two previous applications to erect a dwellinghouse in the rear garden of no.32 Montcliffe Crescent, both applications were withdrawn and in particular prior to the submission of the 2018 application for the outbuilding, the applicant was advised that a detached dwellinghouse would not be supported at this site. However, this advice has clearly been ignored and retrospective permission is sought to retain a detached dwellinghouse. The principle of a separate dwellinghouse being erected within the garden area of 32 Montcliffe Crescent is not considered to be acceptable.

Policy EN1 of the Core Strategy, saved policy DC6.2 are in line with Section 12 of the NPPF with regard to achieving well designed places and a high standard of amenity for existing and future residents.

However, there are detailed matters that also require consideration, and these are set out below.

**Site Layout, Massing and Amenity-** The application site is located within a residential estate that comprises mostly of two storey detached and semi-detached dwellinghouses as well as a number of bungalows. Each property is set within a sizeable plot comprising of both front and rear gardens each with off road car parking in the form of a driveway. Some properties have been extended as is the case with 32 Montcliffe Crescent and have detached outbuildings in the form of garages or outbuildings.

The dwellinghouse which is subject of this application is located in a position against the north and west boundaries of the previous garden area to no. 32 Montcliffe Crescent (images 3 and 4). This layout results in built form at a maximum height of 4.2 metres for 12.7 metres along the common boundary with the rear garden of no.30 Field Walk. As raised in the principle section the previous planning permission reference 120363/FH/2018 established that an outbuilding of this size is acceptable in this location.

In addition to the building the applicant has built a 2-metre-high timber fence to subdivide the site into two plots, the result is that the building is approximately only 3.25 metres away from the dividing fence and 5 metres to the rear of the extended house at 32 Montcliffe Crescent.

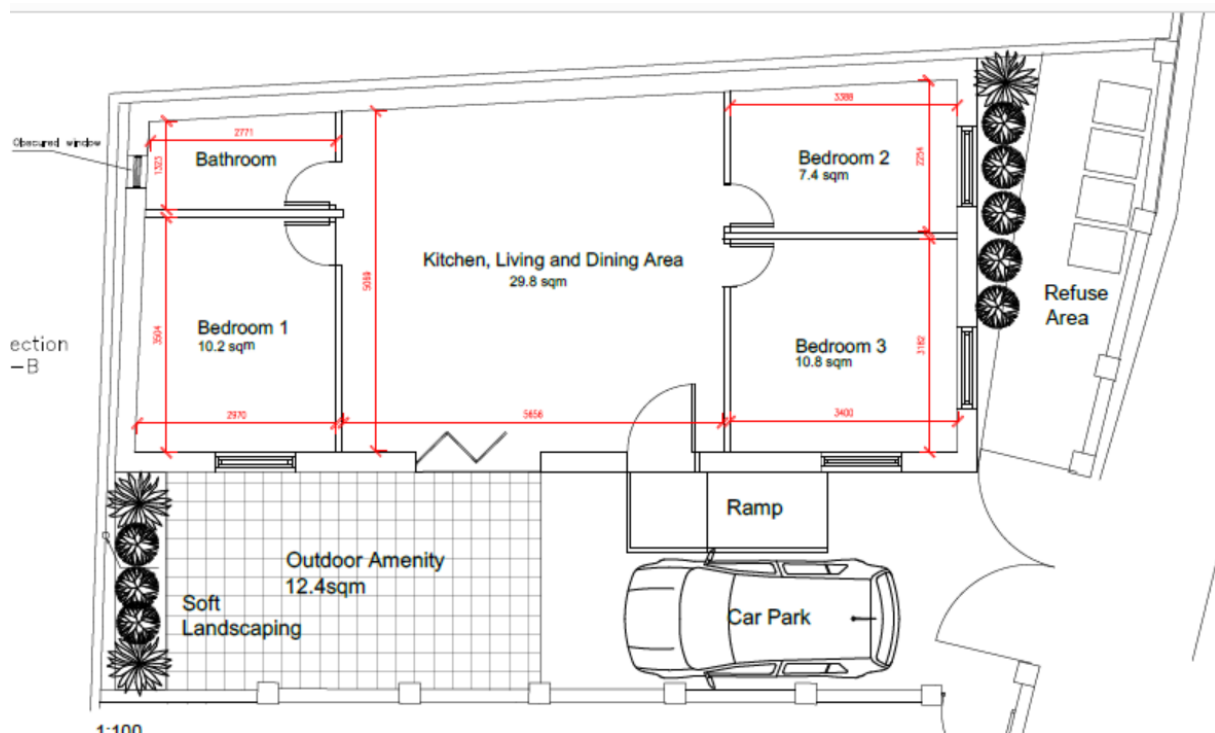


Image 3 Proposed Floor Plan

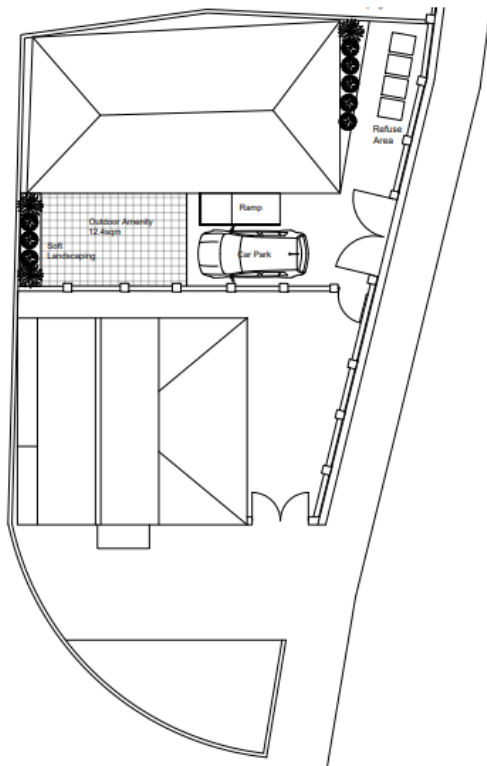
As shown in image 3, the entrance into the building is taken at the side of the property facing the rear of no.32 Montcliffe Crescent, a ramp provides access to the dwelling (photographs 2 and 3), the applicant is seeking to improve this access as part of the proposal. The site layout plan also shows that the car parking space to the property is located next to the ramp. Highway Services requires that each driveway space should provide a minimum of 3.0 metres by 6.0 metres in line with MCC standard minimum dimensions, in this case if the vehicles is parked as shown on the

drawings then it is likely that the passengers on the left hand side of vehicle would not be able to exit as result of the close proximity to the fence and the driver and drivers side passenger would have some difficulties due to the ramp. With limited opportunities within the site to provide off road parking that would require further loss of the limited outdoor amenity space it is likely that residents current and future would likely park on the local highway increasing the demand for on street car parking in the area.

The plot size together with the size of the outbuilding has resulted in both the new dwelling plus the existing dwelling at 32 Montcliffe Crescent retaining very small areas of private amenity space which is out of character with the pattern of development in the wider area. This also results in a poor setting for each property with a lack of landscaping and increased areas for car parking and bin storage required. The consequence is that the development would adversely impact the ability of the current and future residents of no.32 Montcliffe Crescent to enjoy their private amenity space as it has taken the majority of the rear garden space and also that of the occupiers and future occupiers of the single storey new dwellinghouse.

There is also an increase in noise and disturbance from both vehicles and persons coming and going. This would differ from the previous situation of single dwellinghouses where the main focus on activity being towards the main dwelling and not to the rear of the property where the new dwelling is located.

It is considered that this would result in unacceptable intensification and cramped overdevelopment of the site, with a negative impact on the amenity levels currently enjoyed by existing and future occupiers of immediately adjoining residents with a loss of privacy to the occupiers of both the new dwelling and the existing house.



*Image 4 Proposed Site Layout Plan*



Photograph 2 Front Entrance, including existing ramp, amenity space, distances to rear of 32 Montcliffe Crescent and approximate car parking area demarcated in red.



Photograph 3 Comparison between proposed new ramp and existing ramp

**Standard of Accommodation** – Policy DM 1 of Manchester's Local Development Framework: Core Strategy Development Plan Document (the Core Strategy) require that, amongst other things, all development should also have a more general regard to the adequacy and standard of internal accommodation. The floor plan indicates that this is a three bedroom property with a central communal space form kitchen, dinning and living space and a separate bathroom.

There are concerns with the standard of accommodation as the development fails to meet the guidelines established by the Manchester Residential Quality Guidance. At approximately 61 square metres, the property would not meet the standard for a 4-person, 3 bedroom property which would be a minimum of 74 square metres for a

single storey dwelling. It should be noted that there are other single storey bungalow type properties on the wider estate. In comparison the approximate size of each bungalow dwelling is 95.5 square metres, and they were built pre-dating current space standards.

There are concerns that the proposal results in unacceptable living conditions for both the existing occupiers and any future occupiers of the proposed dwellinghouse.

**Design and Appearance** -The proposal is a relatively simple, traditional design akin to a bungalow using brick, tiles and glazing. Although the actual design is appropriate the cramped appearance is considered to be inappropriate with a resulting very poor setting for the house as erected and also resulting in a poor visual relationship with the existing main house.

**Waste** – The layout plan shows that the site can accommodate refuse storage for the property and Environmental Health have raised no concerns. However, this together with the proposed car parking space results in an overdevelopment of this former rear garden area.

### **Enforcement Action**

If planning permission is refused it may be necessary to also pursue enforcement action in order to remove the dwellinghouse or to return the building to an ancillary outbuilding (with appropriate alterations and removal of the fencing and hard surfacing). Appropriate timescales would need to be provided in order to support alternative living accommodation.

### **Conclusion**

It is acknowledged that this is a sensitive matter as a family has already moved into the property, albeit without the benefit of planning permission. Advice had been provided prior to occupation that this type of development was not likely to be acceptable. Despite this, and past applications that have been withdrawn, the applicant proceeded with the unauthorised development. The concerns about the impact of the new dwelling have been set out, clearly this would be inappropriate, and no overriding reasons have been provided as to why this now an acceptable proposal. When taking into account the planning balance it is considered that the harm arising from the development would significantly and demonstrably outweigh the benefit of the provision of an additional residential dwelling.

**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

polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation**      REFUSE

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant before and during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

- 1) The dwellinghouse constitutes overdevelopment of the site which is out of keeping with the character of the area due to the size of the plot, the layout of the site and the scale and massing of the building resulting in an unacceptable intensification and cramped overdevelopment, inadequate car parking, lack of amenity space and internal space standards being detrimental to the living conditions of the existing and future occupiers as well as having an unacceptable impact on the visual amenity of the area in general and the residential amenity of neighbouring occupiers due to loss of privacy, noise and disturbance. As such it is contrary to Policies SP1, EN1 and DM1 of the Core Strategy and advice given in the Guide to Development in Manchester, Manchester Residential Quality Guidance and National Guidance.
- 2) The dwellinghouse together with the sub-division of the site has resulted in loss of amenity and privacy to the current and future occupants of 32 Montcliffe Crescent. In particular 32 Montcliffe Crescent would have insufficient space within the curtilage of the site to provide adequate privacy amenity space. As such it is contrary to Policies SP1, EN1 and DM1 of the Core Strategy and advice given in the Guide to Development in Manchester, Manchester Residential Quality Guidance and National Guidance.

### **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: 135281/FO/2022 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:**

Highway Services  
Environmental Health  
Greater Manchester Police

<b>Relevant Contact Officer :</b>	Robert Tyrer
<b>Telephone number :</b>	0161 234 4068
<b>Email :</b>	robert.tyrer@manchester.gov.uk

