Consultation list for appeal APP/B4215/A/12/2172986/NWF
Appeal at 17, 19 And 21 Egerton Crescent, Withington, Manchester, M20 4PN

Neighbourhood Policing Team (W Didsbury Police Station), Admin Unit, West Didsbury Police Station, Elizabeth Slinger Road, Manchester, M20 2ES
Special Needs & Supported Housing, Level 3, 1 First Street
Withington Ward Co-ordinator, Central Public Library, St Peter's Square, Manchester, M2 5PD
Neighbourhood Policing Team (Greenheys Police Station), Greenheys Police Station, Charles Halle Road, Manchester, M15 6NP
Environmental Health, Environmental Services, Hammerstone Road, Manchester, M18 8EQ
Director Of Housing, Administration Team, Strategy Division, Level 2, 1 First Street
Councillor Brendon Jones, The Warden's Flat, Allen Hall, 281 Wilmslow Road, Fallowfield, Manchester, M14 6HT
Councillor Chris Paul, Member Services, Town Hall, Manchester
Councillor Simon Wheale, 9 Ambrose Gardens, Manchester, M20 2YF
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Withington Civic Society, 6 Neston Avenue, Withington, Manchester, M20 3FJ
South Manchester Regeneration - South SRF, Level 5, Mauldeth House, Nell Lane, Manchester, M21 7RL
6 Parsonage Road, Manchester, M20 4PQ
8 Parsonage Road, Manchester, M20 4PQ
7 Parsonage Road, Manchester, M20 4PB
5 Parsonage Road, Manchester, M20 4PB
9 Egerton Crescent, Manchester, M20 4PN
2A Egerton Crescent, Manchester, M20 4PN
7 Egerton Crescent, Manchester, M20 4PN
Flat 1, 2 Egerton Crescent, Manchester, M20 4PN
Flat 2, 2 Egerton Crescent, Manchester, M20 4PN
Flat 3, 2 Egerton Crescent, Manchester, M20 4PN
Flat 4, 2 Egerton Crescent, Manchester, M20 4PN
11 Egerton Crescent, Manchester, M20 4PN
9 Parsonage Road, Manchester, M20 4PB
10 Parsonage Road, Manchester, M20 4PQ
1A St Pauls Road, Manchester, M20 4PG
1B St Pauls Road, Manchester, M20 4PG
2A St Pauls Road, Manchester, M20 4PG
2B St Pauls Road, Manchester, M20 4PG
3A St Pauls Road, Manchester, M20 4PG
3 St Pauls Road, Manchester, M20 4PG
14 Parsonage Road, Manchester, M20 4PE
16 Parsonage Road, Manchester, M20 4PE
18 Parsonage Road, Manchester, M20 4PE
20 Parsonage Road, Manchester, M20 4PE
22 Parsonage Road, Manchester, M20 4PE
24 Parsonage Road, Manchester, M20 4PE
Withington Post Office, 15 Egerton Crescent, Manchester, M20 4PL
16 Swinbourne Grove, Manchester, M20 4PP

18 Swinbourne Grove, Manchester, M20 4PP
20 Swinbourne Grove, Manchester, M20 4PP
22 Swinbourne Grove, Manchester, M20 4PP
13 Parsonage Road, Manchester, M20 4PW
15 Parsonage Road, Manchester, M20 4PW
Flat 1, 17 Parsonage Road, Manchester, M20 4PW
23 Egerton Crescent, Manchester, M20 4PN
Flat 4, 19 Egerton Crescent, Manchester, M20 4PN
Flat 9, 8 Egerton Crescent, Manchester, M20 4PN
Flat 6, 6 Egerton Crescent, Manchester, M20 4PN
Flat 7, 6 Egerton Crescent, Manchester, M20 4PN
Flat 8, 6 Egerton Crescent, Manchester, M20 4PN
Flat 5, 4 Egerton Crescent, Manchester, M20 4PN
7A Parsonage Road, Manchester, M20 4PB
Flat 1, 11 Parsonage Road, Manchester, M20 4PB
Flat 2, 11 Parsonage Road, Manchester, M20 4PB
Flat 3, 11 Parsonage Road, Manchester, M20 4PB
Flat 4, 11 Parsonage Road, Manchester, M20 4PB
Flat 2, 17 Parsonage Road, Manchester, M20 4PW
Flat 1, 12 Parsonage Road, Manchester, M20 4PQ
Flat 2, 12 Parsonage Road, Manchester, M20 4PQ
Flat 3, 12 Parsonage Road, Manchester, M20 4PQ
1C Parsonage Road, Manchester, M20 4PW
Flat 3, 10 St Pauls Road, Manchester, M20 4PG
Flat 2, 12 St Pauls Road, Manchester, M20 4PG
Flat 6, 12 St Pauls Road, Manchester, M20 4PG
Flat 3, 19 St Pauls Road, Manchester, M20 4PG
Flat 5, 19 St Pauls Road, Manchester, M20 4PG
8 Egerton Crescent, Manchester, M20 4PN
2 Egerton Crescent, Manchester, M20 4PN
Flat 6, 4 Parsonage Road, Manchester, M20 4PQ
Flat 7, 4 Parsonage Road, Manchester, M20 4PQ
Flat 1, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 10, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 2, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 3, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 4, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 5, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 6, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 7, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 8, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 9, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
6A Parsonage Road, Manchester, M20 4PQ
5 Egerton Crescent, Manchester, M20 4PN
Downing House, 14 Swinbourne Grove, Manchester, M20 4PP
Flat 1, 12 St Pauls Road, Manchester, M20 4PG
Flat 3, 12 St Pauls Road, Manchester, M20 4PG
Flat 4, 12 St Pauls Road, Manchester, M20 4PG
Flat 5, 12 St Pauls Road, Manchester, M20 4PG

Flat 1, 19 St Pauls Road, Manchester, M20 4PG
Flat 2, 19 St Pauls Road, Manchester, M20 4PG
Flat 4, 19 St Pauls Road, Manchester, M20 4PG
Flat 6, 19 St Pauls Road, Manchester, M20 4PG
Flat 1, 19 Parsonage Road, Manchester, M20 4PW
Flat 2, 19 Parsonage Road, Manchester, M20 4PW
Flat 2, 19 Egerton Crescent, Manchester, M20 4PN
17 Egerton Crescent, Manchester, M20 4PN
8A Parsonage Road, Manchester, M20 4PQ
Top Flat, 1 Parsonage Road, Manchester, M20 4PW
Flat, Downing House, 14 Swinbourne Grove, Manchester, M20 4PP
Withington Methodist Church, Wilmslow Road, Manchester, M20 4AN
31 Westfield Road, Manchester, Manchester, M21 0SW

MANCHESTER
CITY COUNCIL

Planning

David Lawless
Telephone: 0161 234 4543
d.lawless@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 30 March 2012

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 097996/FO/2011/S1
Planning Inspectorate reference: APP/B4215/A/12/2172986/NWF
Appellant's name: Intact Projects
Development: Retrospective application for a change of use from 8 self-contained flats at 17-21 Egerton Crescent to supported housing accommodation consisting of a house where care is provided including an office, drop-in-centre, two single occupancy bedrooms and a self-contained flat in the basement at no. 17 Egerton Crescent and seven self-contained flats at nos. 19 and 21 Egerton Crescent.
Location: 17, 19 And 21 Egerton Crescent, Withington, Manchester, M20 4PN
Appeal start date: 29 March 2012

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

1) The proposed development is located in an area identified in the City Council Special Needs and Supported Housing Policy as having above average provision, and since the applicant has failed to demonstrate a local unmet need, it is considered that further provision would lead to an over supply and over concentration of this type of special needs housing in this ward. As such the proposed development is contrary to policies H1.5 and DC2 of the Manchester Unitary Development Plan, to the provisions of the Special Needs and Supported Housing Policy which is Supplementary Planning Guidance forming part of the Development Plan and Policy H10 in the Core Strategy.

2) The increase in noise and disturbance, associated with the rise in activity at the premises as a result proposed development, would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of those dwellings located within the vicinity of the site, contrary to policies H2.2 and DC2 in the Unitary Development Plan and policy H10 in the Core Strategy.

3) The proposed development, due to its layout, would not provide adequate security within the development for the residents, contrary to Policy E3.5 in the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007), Policy DM1 in the Core Strategy and Section 17 of the Crime and Disorder Act 1988.

The appeal is to be decided by an informal hearing, which will take place at a time and place to be set by the Planning Inspectorate. I will write to you again when this has been confirmed.

You may attend at the hearing and at the discretion of the Inspector, give your views. If special facilities are required in the case of persons with disabilities please contact the Planning section on the above number.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already written to the City Planning Officer at Manchester your correspondence will be sent to the Planning Inspectorate and copied to the Appellant. You may at this stage of the proceedings make any additional or new comments online using the Planning Casework Service at www.planningportal.gov.uk/pcs or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **10 May 2012**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

If you wish to receive formal notification of the outcome of this Appeal, you must also make this request in writing to the Planning Inspectorate at the above address. Kindly note that the Planning Inspectorate publishes an information booklet entitled "Guide to taking part in Planning Appeals". If you wish to receive a copy please contact David Lawless on the above extension or alternatively you can visit the Planning Inspectorate's website - www.planning-inspectorate.gov.uk - the booklet appears on their publications page under "Planning Appeal".

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly telephone David Lawless on the above extension.

Yours faithfully,



Julie Roscoe
Head of Planning