Application Number	Date of Appln	Committee Date	Ward
083778/FO/2007/S1	7th May 2008	21st Aug 2008	Old Moat Ward

Proposal Erection of a 6 storey building and plant room comprising 285 square metres of retail floorspace (Class A1) with 17 self contained flats with 12 car parking spaces on a mezzanine level accessed by a car lift from Copson Street

Location Former Cine City, 494 Wilmslow Road, Withington, Manchester, M20 3BG

Applicant Goldbound Properties Ltd, 160 To 164 Wellington Road, Withington, M20 3FU

Agent SW Foulkes Architects 160 To 164 Wellington Road, Withington, M20 3FU

Description

This application has been before Members on several occasions and a chronology of events is therefore included.

Chronology

14th February 2008

This application was initially deferred from Planning and Highways Committee on the 14th February 2008 with a request that officers report to the next meeting on the legality and appropriateness of the previous approval on the site for demolition and to investigate, if necessary, whether a submission of a new application for Conservation Area Consent was required.

13th March 2008

The City Solicitors' view was reported to Planning and Highways Committee on the 13th March 2008 confirming that Conservation Area Consent 066810/CC/SOUTH1/02 was valid to be carried out in conjunction with this planning application.

At the March Committee, Members were minded to refuse this application on the grounds of massing, scale and height of the building and the detrimental impact on an adjacent listed building and the conservation area.

10th April 2008

Following deferral at the previous meeting a report was presented which articulated Members concerns at the March Committee.

The Head of Planning's recommendation had not changed and was still to approve the application, however, if the Committee were minded to refuse based on the concerns raised at in March, the following reason for refusal were suggested:

The proposed development by virtue of its massing, scale and height would have an unacceptable impact on the setting of the adjacent Grade II Listed Building and upon the character of the Withington Conservation Area of which the site forms a part, contrary to Policies DC19.1 and DC18.1 of the Unitary

Development Plan for Manchester and National Planning Policy Guidance Note 15: Planning and the Historic Environment.

The application was however deferred from Planning and Highways Committee on this occasion, following a request by the applicant, to allow an opportunity to submit revised plans that sought to address concerns expressed by Members at the Planning and Highways Committee.

29th May 2008

On 29th May 2008, the Committee considered a further report following submission by the applicant of revised plans.

The differences between the scheme presented to Planning and Highways Committee on the 13th March 2008 and that presented on 29th May 2008 were as follows:

The plant room above 16.623m in height was greatly reduced from the previous scheme reducing the scale and mass of the scheme visible from both Wilmslow Road and Copson Street.

The stainless steel clad corner feature angled towards Copson Street.

There had been alterations to the elevation on Copson Street introducing a further suspended pod, offering an improvement on the previously proposed plans which did not have an architectural focus and presence on Copson Street.

Bin stores were relocated at ground floor level, with no visual impact.

A 3 dimensional drawing showing the proposal in context with the street scenes of both Wilmslow Road and Copson Street was also received.

After due consideration the application was deferred at Planning and Highways Committee on the 29th May 2008 to enable the Head of Planning to report back with more detailed reasons for refusal based on the concerns at the meeting in relation to the proposed design, particularly the leaning stainless steel clad tower element, and the impact on the Conservation Area.

Due to the changes being proposed the revised plans were subject to further neighbour notifications and consultation.

Update to May Committee

Having noted the concerns of Members expressed at Planning and Highways Committee in May, the applicant submitted a further set of revised plans, which realigned the tower element at the corner of Copson Street and Wilmslow Road, and altered the proposed materials.

The building would be predominantly buff brick, the louvre banks to be finished in natural cool grey coated cladding with anthracite surround. The tower feature would be finished in natural cool grey coated cladding.

The Head of Planning was therefore referring the application back to Members at July's committee, as the applicant had attempted to alter the plans to reflect Members' concerns.

The plans still retained all other changes that were redesigned to reduce the scale and mass of the building to seek to address concerns raised by Members at the initial Committee in March, referred to in the Chronology section above.

24th July 2008

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On 24th July 2008 Members defered consideration of the application for a site visit with a request that the City Solicitor provide them with advice on correspondence received by Members from the applicant prior to the meeting.

Description

The application as originally submitted involved the demolition of the cinema building and the erection of a 6 storey building and plant room comprising 285 square metres of retail floor space (Class A1) with 17 self contained flats (2 bedrooms) with 12 car parking spaces on a mezzanine level accessed by a car lift on Copson Street. Servicing of the retail unit at ground floor would be from a loading area on Copson Street and additional service access would be available to the south elevation from an existing right of way.

The proposed development is located at the junction of Wilmslow Road and Copson Street and was occupied by a former cinema, which has been vacant for some time and has now been demolished. The site lies within the Withington Conservation Area as designated on the 1st July 1983. The cinema dated from the Edwardian period and was not listed, although the adjacent White Lion public house is listed (Grade II).

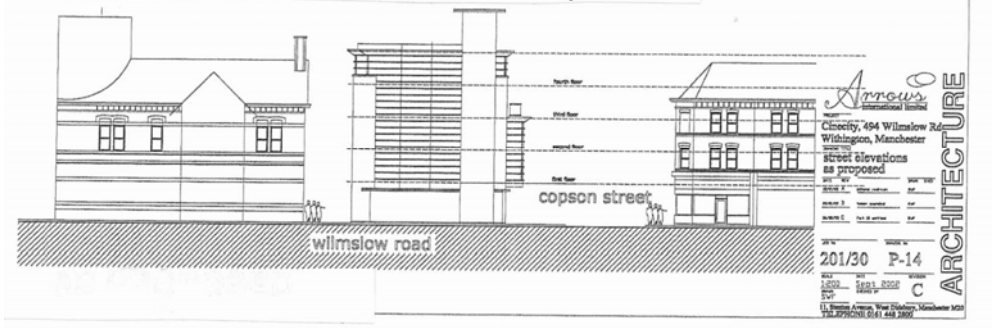
The White Lion is currently vacant and is the subject of a separate planning application at this time for the erection of a three storey extension with two storey link and conversion of first and second floors into 11 self – contained flats, plus use at ground floor as 2 bars (Class A4).

The Cine City site has had a previous planning approval 066797/FO/SOUTH1/02 granted 20th March 2003. This granted planning permission for the demolition of the existing cinema and erection of a five storey mixed development comprising of a basement car park, five ground floor retail units and 17 apartments (15 two bed and 2 one bed) on 4 upper floors.

Committee approved the 2003 scheme with a condition requiring the redesign of the front of the building. The discharge of that condition by Officer's resulted in modifications to the scheme that allowed an increase in overall height of the consented scheme. In terms of differences between the main roof heights of the schemes these are: Committee Approved *(with condition)* scheme - 14.475m; Condition Discharged scheme - 16.000m; Current scheme - 16.623m.

The elevational treatment has also altered to accommodate pods into the design and a greater degree of glazing to both Wilmslow Road and Copson Street elevations. Please see plans below.

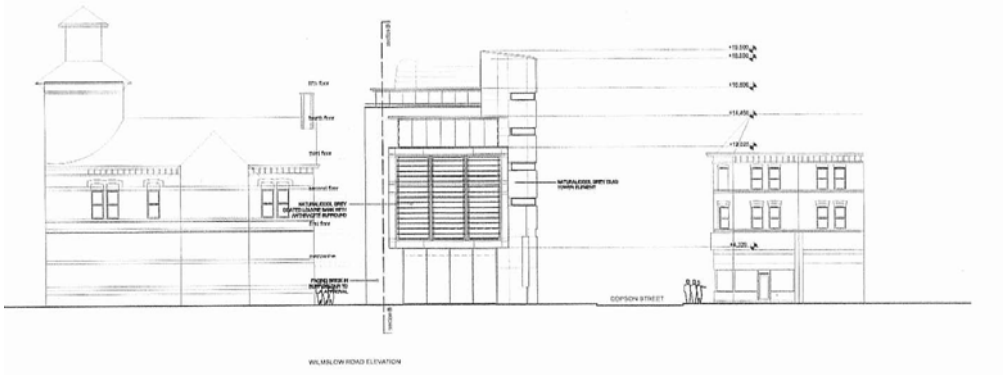
Committee Approved (with Condition) Scheme



Condition Discharged Scheme



Current Scheme



The Head of Planning is of the opinion that the differences between the 2003 approved scheme and the scheme now proposed are such that were the Committee minded to refuse this application, any appeal against the decision would be difficult to sustain.

The demolition of the building, which has taken place, was authorised under Conservation Area Consent 066810/CC/SOUTH1/02 which accompanied the original abovementioned planning approval.

It seems apt at this juncture to discuss the current and updated situation with regards to previous consents on the site.

At the time that the conditions were discharged with regards to the Conservation Area Consent, a valid contract for demolition of the former Cine City building and redevelopment of the Cine City site were submitted. Works for demolition commenced prior to the Conservation Area Consent expiry date of the 20th March 2008.

When the site was inspected by officers of the Local Planning Authority after the 20th March 2008, no evidence of a material operation for redevelopment of the site as defined by Section 56 of the Town and Country Planning Act 1990 could be identified.

This would have meant that the 2003 consent for redevelopment of the site had lapsed.

However, a Site Inspection Record and photographs were submitted by, an independent Building Inspector on 4th August 2008, that state he inspected the commencement of foundation excavations on 17th March 2008. This information has been scrutinized by the City Council's Building Control, who have confirmed that works for redevelopment of the site in line with the scheme approved commenced on 17th March 2008.

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The previous consent 066797/FO/SOUTH1/02 is therefore extant, and the City Solicitor has confirmed this is the case.

Consultations

Received in response to the original plans submitted.

Local Residents / Local Businesses - *Cravens Shoe Repairs at No. 11 Copson Street strongly object to the plans on the grounds that the vehicular access being formed onto Copson Street to allow access to the car lift would endanger pedestrians and lead to a loss of trade due to disruption.*

Comments received from the residents of 63 Hill Street, 11 Patten Street, 1 Heaton Road, 25 Bradshaw Avenue, Flat 3 30 Parsonage Road,15 Brunswick Road, 9 Egerton Crescent, Withington and 10 Beverston Road, Brixton, London, expressing concerns in relation to the proposed contemporary architectural style, loss of the current building, impact upon the Withington Conservation Area, oversupply of flatted development, lack of community use, disruption during construction, lack of parking provision and lack of tree planting as part of the scheme.

Representations received from 1 member of the public who has not provided their postal address objecting on the basis that, "As a resident of Withington (M20) and a former Inspector of Historic Buildings (Historic Scotland) I am

extremely concerned about the proposals. I feel the large size of the new development is completely inappropriate given its setting at the heart of the conservation area and adjacent to a listed building. In fact it is completely out of scale (and character) with the rest of the historic centre of Withington village (the proposals for the site of the former Pleasure bar excepted). If the development goes ahead it will overshadow the most prominent landmark building in the conservation area - the former White Lion pub (listed Grade II). It will also dominate the entire conservation area and, in my opinion, single-handedly destroy its character as such, rendering it no longer worthy of conservation area status. Since the Council is required by law to preserve and enhance the appearance of conservation areas this is a shocking state of affairs. In the whole of my career as an historic buildings professional (spanning over 20 years and including positions as inspector of historic buildings and conservation assistant with a local authority) I have never encountered anything so outrageously inappropriate.

In addition to not respecting the character of the conservation area it also impinges on the curtilage of a listed building. It stands more than 6 storeys high (looks more like 7 storeys when the plant room on the roof is taken into account) in an area of 2 and 3-storey buildings. The inclusion of a car park at first floor level is also particularly inappropriate given the setting (and may cause congestion on a busy street like Copson Street, particularly as it is so close to Wilmslow Road). Also I believe the proposed building possesses no architectural merit whatsoever."

Elected Members – *Councillors Firth, Jones and Wheale of neighbouring Withington Ward have commented that they felt the originally submitted plans were too tall, that they were disappointed that there is not a community use allocated to the building and that the design could have been more imaginative. A formal request was made for the allocation of Section 106 monies for improvements to pavements in Withington Village. They were supportive of the parking provided by the scheme.*

Withington Civic Society – *Have no over-riding objection, but would like to be sure that the changes in the proposals do not inconvenience or impede pedestrians going about their usual business using the pavements and accessing neighbouring shops and businesses. They would like exact details to be made clear to the developers as to what they have to do with respect to ingress and exit of vehicles, and would like to see careful monitoring of the carrying out of the plans, to ensure everything is done properly.*

Head of Engineering Services – *State that conditions need to be imposed to secure works for the modification of the existing service layby to accommodate the new car park access and the making good of the highway, the pedestrian footway and the dropped crossing, as per the previous approval. Conditions are also required to control the use of paving materials on Copson Street (dealt with through altered condition) and to ensure that the cobbled setts to the frontage are treated in the correct manner.*

Head of Environmental Health – *Do not object to the application subject to the imposition of conditions relating to restrictions of hours for deliveries, servicing and collections and opening, details of fume extraction from the commercial premises and acoustic insulation.*

Director of Housing *– No comments received*

Head of South Manchester Regeneration Team *- No comments received*

Manchester Conservation Areas and Historic Building Panel *– The panel had concerns in relation to the design of the originally submitted plans.*

Greater Manchester Police (Architectural Liaison Unit) – *Note that the plans correspond with those on which the Crime Impact Statement was based and therefore support the application.*

Received in response to the revised plans consulted upon.

Local Residents / Local Businesses
Representations received from 2 members of the public at 18 Central Road and 11 Andrew Court with regards to sustainability and parking:

"Surely the scheme should be required to achieve at least a code 3/4 on the Code for Sustainable Homes, and BREEAM Excellent for new build non-residential. BREEAM Good is certainly not considered acceptable for city centre applications - I have 1st hand experience of this as an Architect.
It is regrettable that permission has been given for the demolition of this building of character, and I would hope that only materials of the highest standard would be approved to the elevations of this scheme - i.e. non-PVC glazing, and well matched brickwork."

Elected Members – *Councillor Jeff Smith of Old Moat ward objected on the grounds that: "I have looked carefully at the revised plans, and while I welcome the reduction in size of the plant room, I do not believe that the current design should be approved for the following reasons;*

The overall height and massing of the proposed building is substantially more than that approved by the Planning Committee in March 2003. To my recollection, the height of the approved development at that time was approximately the same as the ridge of the adjacent building - the White Lion. The current application proposes a height which is taller than the White Lion, and which I believe is too tall in relation to the White Lion. This is exacerbated by the scale and massing of the proposed development.

Whatever is decided regarding the scale of the proposed building, I do not believe the design of the building is of sufficient quality for such an important site; at a key junction in the heart of a conservation area. In particular, the stainless steel clad "leaning tower" at the north east corner of the proposed development is not of a design which is appropriate for a building adjacent to the Grade 2 listed White Lion and in the conservation area, and the Wilmslow Road elevation is "boxy" and unattractive."

Issues

Unitary Development Plan – There are no site specific policies, however in determining the application regard has been had to the following UDP Withington and general policies.

Policy WB.1 states that proposals in Withington must ensure that the area remains an attractive location in which to live and work, protects and enhances the quality of Withington village and other shopping areas as local shopping centres, retains the primarily residential character of the area and encourages commercial opportunities.

Policy H2.2 seeks to protect residential accommodation from the adverse affects of development, H2.7 and I3.1 both of which require new developments both residential and commercial to be of a high standard, DC18 which addresses the need for developments to preserve or enhance the conservation area and the Guide to Development in Manchester which sets down the guiding principles for new developments. Policy E3.5 requires developments to design out crime.

Regional Guidance - Policy DP1 advises that economy in the use of land and buildings is required. New development should be located so as to make the most efficient use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. The proposal makes use of previously developed land within a local shopping centre. It is therefore considered that the proposal generally complies with this policy.

Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land uses, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime".

Policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% within Manchester between 1996 and 2016. This proposal is in accordance with the aims of Policy UR4.

Planning Policy Guidance Note 15, "Planning and the Historic Environment" - The guidance notes states in paragraph 4.14 that "...special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. "

Furthermore, it states in paragraph 4.19 "The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission,...".

On the subject of new build in gaps in conservation areas, the guidance note states in paragraph 4.17 that "Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of

a larger whole which has a well-established character and appearance of its own."

Principle – The use of this site for a mix of retail and housing is acceptable in principle in this district centre location in the heart of a Conservation Area with mixed residential and commercial character. This is also having regard to the fact that there is a previous consent for a similar development on this site. This scheme would comprise wholly of two bed apartments as opposed to the previous approval which had two one bed apartments proposed, which would improve housing choice in the area.

Siting - The proposal is located on the site of the former Cine City and provides an urban design solution which is fully in accordance with the development Guide for the City of Manchester.

Design – The design of the proposed building is of a contemporary nature and following further revisions to the size and scale of the building, it is now considered that it would sit more comfortably within the street scenes of both Wilmslow Road and Copson Street, albeit it has a slight increase in mass at roof level over the previous consent. Whilst the present proposal is contemporary in nature, such a design solution is not unacceptable in principle and would not be out of place with the larger Victorian terraces of shops and flats found on both sides of Wilmslow Road in the vicinity. The building has been designed to complement the bulk and massing of the listed public house next door and will retain the grade II listed pillars on the front of the adjacent forecourt.

The ground floor of the building visible from Wilmslow Road and Copson Street will be predominantly glazed, set between buff brick pillars with deep section aluminium shop fronts. Above ground floor level the building will be constructed using brick with windows set into deep reveals. The corner feature which has now returned to an upright position would be clad in natural cool grey coated cladding.

A strong feature of the development would be the introduction of suspended pods to both the Wilmslow Road and Copson Street elevation. To the Wilmslow Road elevation this feature is reminiscent of the hoarding to the front elevation of the old cinema.

Above these pods the built form would be recessed away from both Wilmslow Road and Copson Street, reducing the scale and massing of the proposal when viewed from the street scene.

On balance the proposed development is believed capable of making a positive statement, as well as adding to the vitality and viability of the area.

Disabled Access – The retail unit at ground floor will have level access to all entrances. The apartments and car parking mezzanine floor with allocated disabled width spaces are accessible by lift. The internal arrangement is such that the developments satisfies the requirements of Design for Access 2.

Car Parking - The scheme provides for the parking of 12 cars to the first floor of the building, which is accessed by a car lift entered from Copson Street. Whilst

this is fewer than the total number of flats in the building (17) and fewer than approved under the cover of application 066797/FO/SOUTH1/02 (14), it is considered to be acceptable given that the development is located within the heart of the local district centre and is close by a major public transport route along Wilmslow Road.

The access into the car lift from Copson Street remains as per the previous approval on site.

Sustainability - A condition is suggested to secure a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. No elements of onsite renewables are proposed as part of this scheme.

Affordability - The original submission was brought forward before the current affordable housing framework was adopted.

Ground floor use - At this time there is no end user for the ground floor retail unit. Given the location of the site within a district shopping centre, it is considered that the use would be wholly acceptable and would support the vitality and viability of Withington, particularly the southern end of the Village.

Residential amenity – It is not considered that the development proposed would adversely impact upon the residential amenities of surrounding properties.

Conclusion – Interest in the development of this site had focused on the loss of the current building, which was a landmark building that had contributed in its history to the vitality and viability of Withington, until falling into a dilapidated state in recent years.

Planning permission exists on the site for a development, which, in the Head of Planning's view, in aesthetic and elevational terms is of a lesser quality and potentially would make a lesser contribution to the character of the Withington District Centre and Conservation Area.

It is considered that the scheme proposed could offer the opportunity for a landmark development that would compliment the approved Pleasure Bar on the other side of Wilmslow Road and the forthcoming development of the White Lion Public House. The scheme also offers the opportunity to complete a corridor into the south of Withington Village that would enhancing the district centre.

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 Unitary Development Plan, the Head of Planning 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. He 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 MINDED TO APPROVE (subject to a S106 agreement for public realm works)

The Council has taken the information submitted to accompany this application into consideration and the application is approved on the basis that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development Plan Policies H1.2 (Housing - Housing Provision), H2.2 (Housing - Residential Development), H2.7 (Housing - Design of Housing), and DC7.1, in that the development would make the area more safe and attractive; would be of a high standard of design and make a positive contribution towards improving the character of the Withington Conservation Area; there would not be any significant impacts on the residential amenities of adjoining occupiers; would promote regeneration and an improved environment; would include secure cycling parking facilities; would be mixed use and contribute to the mix of uses in the area; would be accessible for people whose mobility is impaired; and generally the proposal would provide a high quality facility within the area to the benefit of the wider surrounding community allowing the continuing regeneration of the locality and there are no material considerations of sufficient weight to indicate otherwise

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: **** ****

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only

using the approved materials unless otherwise agreed 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 policy H2.2; of the Unitary Development Plan for the City of Manchester.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries / waste collections on Sundays / Bank Holidays.

Reason - To safeguard the amenities of the occupiers of the residential accommodation.

5) Where any commercial use has the likelihood of carrying on business which generates fumes or string odours, then fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Reason - In the interests of the amenities of occupiers of the residential properties.

6) The retail premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

08.00 - 23.00;

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

7) No loading or unloading shall be carried out on the site after 20.00 on Saturdays or before 07.30 on Sundays. Loading or unloading shall be restricted to the period between 11.00 and 17.00 daily.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

8) Before the retail use commences, the premises, including any externally mounted plant and equipment, shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

9) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial properties. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

- Bedrooms (night time - 23.00 - 07.00) 30dB LAeq
- Individual noise events should not normally exceed 45dB LAmax (BS 8233:1999)
- Living Rooms (daytime - 07.00 - 23.00) 40dB LAeq

Reason: To secure a reduction in noise from traffic sources in order to protect future residents from noise nuisance.

10) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

11) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2; and T2.6 of the Unitary Development Plan for the City of Manchester.

12) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

13) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2; of the Unitary Development Plan for the City of Manchester.

14) The details of an emergency telephone contact number for the developer shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

15) Details of how ground-level structural openings within the proposal will be in-filled and secured in advance of accommodation being used or occupied by a tenant must be provided before development commences. Full details of how temporary in-fills will be created, how they will add positively to the amenity of the area, how they will enhance the visual character and vitality of an area, and how they will be maintained in their original quality and condition must be submitted to and approved in writing by the local planning authority before development commences.

Reason - In the interests of amenity and crime reduction pursuant to policies H2.2 and E3.5 of the adopted Unitary Development Plan of the City of Manchester.

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: 083778/FO/2007/S1 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:

Environmental Health
Director Of Housing
Environment & Operations (Highway Authority)
Greater Manchester Police
Withington Civic Society
Steve Hobson, Crime Reduction Officer

1, Withington Public Hall & Institute, 2, 3, 3a, Sandileaf Ltd, The Old Bake House, 4, 6 Burton Road, Manchester, M20 3ED

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 Patten Street, Manchester, M20 3HD

Flat 1 - 9, 1, Hampden House Psychotherapy Centre, 2-4, Palatine Road, Manchester, M20 3LH

11, 13, 15, 17 Bridgelea Road, Manchester, M20 3BJ

Gregorys Laundry & Dry Cleaners, 462, M C R Residential, 464, Greggs Of Manchester Ltd, 465, 466, The Royal Bank Of Scotland Plc, 467, Majorone Ltd, 468, Celebrations, 470, 471, Booze R Us, 472, 472a, 473, Cancer Research Uk, 474, Videoscene, 475, Phone City, 476, Done Bros (cash Betting) Ltd, 476a, Deva Hair Design, 477, Robinsons Butchers, 478, 479, Peak Pharmacy, 480, Colourbox, 481-3, Marks Jewellers Ltd, 482, 482a, D I Y Plus, 484, Max Spielman, 485, Withington Health Foods, 486-488, 487, Flat 1 - 2, 487, Pleasure Bar, 489, Faiz Newsagents, 490, 490a, 491, Withington Ale House, Guy Opticians, 492-494, 496 Wilmslow Road, 498 Manchester, M20 3BG

Flat 1 - 10, The Parsonage, 2, 3 Parsonage Road, Flat 3, 30, Manchester, M20 4PQ

Age Concern, 2, Statons Jewellers, 2, Dental Surgery, 2a, 2b, Welshod Shoe Repairs, Doctors Surgery, 4-6, A & A Property Services, 8, 8a, 10, Bolton Leather Co, 11, Hanson Textiles, Surcon House 11a, Contract Auto Services, Surcon House 11a, The Building & Roofing Group, Surcon House 11a, Controls Business Services Ltd, Surcon House 11a, Peter Jay & Co, Surcon House 11a, Dee Jones & Design, Surcon House 11a, Simon Townsend & Co Solicitors, 12, Manchester City Council, Housing, 13, N S P C C, 14, 14a, Mighty Pound, 15, Withington Fruit & Veg, 15a, 16, 16a, Martins Swiss Confectioners, 17, E Fad Ltd, 18, Lemon Grass Restaurant, 19, 19a, Copson News, 20, Harry Boodhoo Solicitors, 21, Coffee House, 22, 23, Nix & Sox, 24, 24a, 25, Rear Of 25, Help The Aged, 26, 26a, Olive Tree Restaurant, 28, Spinks Bakery Ltd, 29, Olive Tree, 30, 30a, This & That, 31, 32, 32a, Bradshaws, 33 Copson Street, Manchester, M20 3HB

Flat 1 - 4, 4 Moorfield Street, Manchester, M20 3HF

10 Beverston Road, Brixton, London, SW2 5AN

25 Bradshaw Avenue, Withington, Manchester, M20 3FF

9 Egerton Crescent, Wilmslow Road, Manchester, M20 4PN

15 Brunswick Road, Withington, Manchester, M20 4QB

11 Brooklands Avenue, Withington, Manchester, M20 1JE

11 Andrew Court, Aldborough Close, Manchester, M20 3DL

18 Central Road, West Didsbury, Manchester, M20 4ZD

Representations were received from the following third parties:

Alice Taylor, 63 Hill Street, Withington, Manchester
Richard Lees, 1 Heaton Road, Withington, Manchester,

Mr Alex Morgan, 11 Patten Street, Manchester, M20 3HD
Mr John Neal, 3 Burton Road, Manchester, M20 3GD
Sophie Walker, 10 Beverston Road, Brixton, London, SW2 5AN
Claire Hunt, 25 Bradshaw Avenue, Withington, Manchester, M20 3FF
Mat Dobson, Flat 3, 30 Parsonage Road, Withington, Manchester, M20 4PE
Mr R Pilling, 27 Bury New Road, Ramsbottom, Bury, BL0 0AR
Raymond Yorke, 9 Egerton Crescent, Wilmslow Road, Manchester, M20 4PN
Stephen P. Campbell, 15 Brunswick Road, Withington, Manchester, M20 4QB
Anne Percival, 11 Brooklands Avenue, Withington, Manchester, M20 1JE
Mark Richmond, 11 Andrew Court, Aldborough Close, Manchester, M20 3DL
Personal details withheld at the request of individual

Relevant Contact Officer : Jennifer Connor
Telephone number : 0161 234 4545
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