

**Manchester City Council  
Report for Resolution**

<b>Committee</b>	<b>Planning and Highways</b>
<b>Date</b>	13 September 2012
<b>Subject</b>	<b>099604/FO/2012/S1</b> Formation of new vehicular and pedestrian access points and installation of new sliding access gate and pedestrian access gate including demolition of part of existing wall to Clarendon Road frontage <b>099605/LO/2012/S1</b> LISTED BUILDING CONSENT for installation of new sliding access gate and pedestrian access gate including demolition of part of existing wall to Clarendon Road frontage <b>099606/CC/2012/S1</b> CONSERVATION AREA CONSENT for part demolition of existing boundary wall to Clarendon Road frontage
<b>Location</b>	British Muslim Heritage Centre, College Road, Whalley Range, Manchester, M16 8BP
<b>Applicant</b>	Trustees of the British Muslim Heritage Centre, British Muslim Heritage Centre, College Road, Whalley Range, Manchester, M16 8BP
<b>Agent</b>	Gerry Turner, Nuneham Courtenay Architecture Ltd, 82 Mount Pleasant Village, Nangreaves, Bury, BL9 6SP,
<b>Report of</b>	HEAD OF PLANNING

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**Purpose of report**

To describe the above applications for planning permission, listed building consent and conservation area consent, to describe the issues involved and to put forward recommendations.

**Financial Consequences for the Revenue Budget**

There are no financial consequences for the revenue budget.

**Financial Consequences for the Capital Budget**

There are no financial consequences for the capital budget.

**Contact Officer(s)**

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### **Background Documents**

Planning application 099604/FO/2012/S1  
Listed Building Consent 099605/LO/2012/S1  
Conservation Area Consent 099606/CC/2012/S1

### **Wards affected**

Whalley Range

### **Implications for:**

<b>Anti-poverty</b>	<b>Equal Opportunities</b>	<b>Environment</b>	<b>Employment</b>
None	None	Yes	None

### **Description**

The British Muslim Heritage Centre is a Grade II\* listed building, set in extensive landscaped grounds between College Road and Clarendon Road in the Whalley Range Conservation Area. The site is bounded on the College Road frontage by a stone wall with railings and the gate posts and entrance here are grade II listed. This entrance is, however, rarely used and the main vehicle access is currently taken from the north east corner of the site on College Road. To the Clarendon Road boundary the wall is red brick with stone coping and patterns of slightly recessed panels.

Traffic problems are currently being experienced at the end of large gatherings such as Friday prayers, weddings or other events when visitors all try to leave at the same time via the one exit point. This puts a strain on the exit and creates traffic problems on College Road.

These applications relate to a section of the wall along the Clarendon Road boundary on the south side of the site. This wall was not constructed at the same time as the main building and the front wall, which date back to the early 1840s. This wall is considered to have been constructed at a later date when the grounds were extended. It is constructed of different red brick types and different bonds which indicate that it has been altered over time

The proposal involves the creation of a secondary vehicular exit point on to Clarendon Road by demolishing part of the wall and installing timber sliding gates and also a pedestrian entrance. The aim is to try to disperse traffic more evenly on to surrounding streets.

### **Consultations**

#### **Local Residents/Businesses**

Six objections have been received and are focussed on two main issues: the impact of additional traffic on Clarendon Road; and the impact of the new opening on the character of the conservation area and the listed building

- Clarendon Road is already subject to excessive traffic, congestion and parking
- The current entrance on College Road seems to provide adequate access to the building
- A further vehicular entrance on Clarendon Road will exacerbate traffic problems
- Problems are already caused by traffic from a mosque on Clarendon Rd, from the shops on Clarendon Road and an after-school centre on Bedford Ave at certain times and this proposal would exacerbate this
- Clarendon Road is narrow and traffic causes noise disturbance
- College Road is wider and has fewer traffic and parking problems
- Increased traffic on Clarendon Road will increase the risk to children
- The wall boundary forms part of the character of the area
- Demolition of part of the wall will have a negative effect on the aesthetic of the area
- The proposed sliding gate is out of character with the architecture of the listed building

### **Highways Services**

- No objections to the proposal as a secondary access to alleviate problems on College Road.
- College Road should remain the principal access, so as not simply to transfer the problem from one street to another
- Clarendon Road should be egress only
- A balance of traffic exiting the site is desirable – car park marshalling would probably help

**Manchester Conservation Areas and Historic Buildings Panel** - any comments will be reported to Committee

**English Heritage** – do not have any comments to make and recommend that the application should be determined in accordance with national and local policy guidance and on the basis of the City Council's expert conservation advice

**South Central Regeneration Team** - any comments will be reported to Committee

**Whalley Range Forum** - any comments will be reported to Committee

**Whalley Range Conservation Group** - any comments will be reported to Committee

### **Issues**

#### **The Development Plan**

Manchester's Core Strategy Development Plan Document was adopted on 11 July 2012. It now forms part of the development plan for Manchester and its policies will provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

### **Core Strategy Development Plan Document**

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, providing high quality and diverse housing around district centres which meet local needs. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment. The proposal will ease traffic pressure on an existing entrance allowing traffic to move more easily through this residential area the proposal is considered to be consistent with these policies and aims of the Core Strategy.

### **Policy EN3 (Heritage)**

This policy addresses historic and heritage features, the aim being to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

It is considered that the existing wall does not make a positive contribution to the conservation area or the setting of the listed building. The wall is not part of the original build; it has been altered over the years, and is of little architectural or historical interest. The proposal is for the removal of a small element of the wall and its replacement with solid timber gates, which is considered relatively minor. It is therefore considered that its alteration would not harm the character or the appearance of the conservation area or the setting of the listed building.

### **Policy DM1 (Development Management)**

The policy covers issues which need consideration, and those relevant here include: siting, scale, materials and details, effects on amenity and vehicular access and car parking. These issues are given consideration later in the report.

### **Saved Policies of the Unitary Development Plan**

**Policy DC18.1** of the UDP seeks to preserve and enhance the character of designated conservation areas. However, not all elements of a conservation area will necessarily contribute to its significance. The wall along Clarendon Road makes little contribution to the character of the conservation area and has been altered in the past. The impact of altering the wall by making an opening as proposed is not considered to be damaging to the character or appearance of the conservation area.

**Policy DC19.1** of the UDP seeks to encourage the retention, restoration, maintenance and continued use of listed buildings and the protection of their settings. The proposals to alter the wall will not have a direct impact on the listed building itself, will have a limited impact on the setting of the building and will allow its continued use.

### **Regional Spatial Strategy (RSS)**

The Regional Spatial Strategy (RSS) for North West England was adopted in September 2008 and provides a framework for development and investment in the region over the next fifteen to twenty years. The document sets out the framework for delivering sustainable development in the North West. The proposal is within an existing residential area and will help to alleviate traffic problems on College Road. Therefore it is considered that the proposal is in accordance with Regional Spatial Strategy.

### **National Planning Policy Framework**

The new National Planning Policy Framework was introduced in March 2012 and replaced previous guidance in PPGs and PPSs. It sets out the Government's planning policies and how they are expected to be applied. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. The alterations to the wall will be of a very minor nature and the solid appearance of the boundary treatment will be maintained. Furthermore, the proposal aims to alleviate traffic congestion problems on College Road. For these reasons the proposal is considered to be consistent with guidance in the NPPF.

### **Siting and layout**

The entrances are proposed at the south east corner of the site to give the most direct access to the car park and link into the existing network of access routes within the site. This location was also considered most appropriate as this part of the wall is not part of the original structure and has been altered in the past.

### **Scale**

The new gates have been designed to fit within the existing brick wall panel and pier horizontal rhythm. The height of the gates is consistent with the existing structure.

### **Materials and details**

The wall piers will be rebuilt using reclaimed brickwork and the solid timber gates will maintain the solid appearance of the boundary treatment and will indicate a secondary access point in contrast to the main entrance on College Road.

### **Amenity**

The aim of the proposal is to alleviate traffic congestion problems on College Road, particularly at the end of large events and busy times. This should have a positive impact on the residents of College Road. The proposal is not intended to transfer all the existing traffic to Clarendon Road, however, as this would just transfer the problems. The aim is to divide the traffic more evenly, safeguarding the amenity of the wider area.

### **Vehicular access and car parking**

The proposal will not create additional parking or traffic, rather the intention is to allow traffic to disperse more evenly from the site. The primary access point will

remain on College Road and therefore, as a secondary egress to alleviate congestion on College Road the proposal is considered positive. The applicant has referred to further measures in the supporting information such as the use of marshals to guide traffic to the entrances and stated that the new opening will be primarily for egress at busy times. It is considered appropriate to add a condition requiring full details of a traffic management strategy to be submitted, including to ensure that it is an exit only, and not used as an entrance.

### **Conclusion**

It is considered that the alterations to the boundary wall will have limited impact on the setting of the listed building or the conservation area and that the creation of a new exit point will help alleviate traffic congestion on College Road.

**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 a 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 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**

The Head of Planning recommends that the Committee be **Minded to Approve** planning applications **099604, 099605 and 099606** relating to the formation of new vehicular and pedestrian access points and installation of new sliding access gate and pedestrian access gates to the Clarendon Road frontage for the reasons set out in this report, subject to referral to the Secretary of State.

### **Reasons for Recommendation**

#### **099604/FO/2012/S1**

The proposed alterations to the boundary wall and the creation of a secondary vehicular and pedestrian exit point would not have an adverse impact on the listed building and its setting or on the character and appearance of the Whalley Range Conservation Area. It would not materially harm amenity in the locality and would alleviate traffic congestion, in accordance with Policies SP1, EN3 and DM1 of the Core Strategy and saved Policies DC18.1 and DC19.1 of the Unitary Development

Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

**099605/LO/2012/S1**

The proposed alterations to the boundary wall and the creation of a secondary vehicular and pedestrian exit point would not have an adverse impact on the listed building and its setting, in accordance with Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

**099606/CC/2012/S1**

The proposed alterations to the boundary wall to create of a secondary vehicular and pedestrian exit point would not have an adverse impact on the character and appearance of the Whalley Range Conservation Area, in accordance with Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

**Conditions and Reasons:**

**099604/FO/2012/S1**

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:

Heritage Statement by AHP dated June 2012

Design and Access Statement by Nuneham Courtenay Architects dated May 2012

Location plan 1287/ rear gate location dated May 2012 stamped as received on 8 June 2012

1287/10 dated May 2012 stamped and received on 8 June 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

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, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

4) Before development commences on site, full details of the proposed gates, including scaled cross-sections to show detailed construction, materials, colour, and the closing mechanism must be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance and construction of the gates are 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, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

5) Before development commences on site a traffic management strategy must be submitted to and approved in writing by the City Council as local planning authority. The strategy must include details of car park marshalling to control traffic egress from the site, mechanical devices or other measures to allow egress only and to prevent access through the new gates. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure a satisfactory development and in the interests of amenity and traffic safety pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

### **099605/LO/2012/S1**

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 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Heritage Statement by AHP dated June 2012

Design and Access Statement by Nuneham Courtenay Architects dated May 2012

Location plan 1287/ rear gate location dated May 2012 stamped as received on 8 June 2012

1287/10 dated May 2012 stamped and received on 8 June 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.



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, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

4) Before development commences on site, full details of the proposed gates, including scaled cross-sections to show detailed construction, materials, colour, and the closing mechanism must be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance and construction of the gates are 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, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

#### **099606/CC/2012/S1**

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

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:

Heritage Statement by AHP dated June 2012

Design and Access Statement by Nuneham Courtenay Architects dated May 2012

Location plan 1287/ rear gate location dated May 2012 stamped as received on 8 June 2012

1287/10 dated May 2012 stamped and received on 8 June 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for 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: 097840/FO/2011/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 all held by the Planning Division.

### **Equal Opportunities**

There are no equal opportunities implications arising from this report

### **Environmental Improvements**

The development the subject of this report impacts upon the local environment and consequently the amenity of residents in the immediate area.

### **Employment Implications**

There are no employment implications arising from this report

### **Third Party Consultations:**

Flats 1- 10 Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 4, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 9, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 2, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 10, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 8, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 6, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 3, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
213 Clarendon Road, Manchester, M16 0AW  
Northern College, College Road, Manchester, M16 8BB  
237 Clarendon Road, Manchester, M16 0AY  
4 Clarendon Road, Manchester, M16 8LD  
44 Clarendon Road, Manchester, M16 8LD  
58 Clarendon Road, Manchester, M16 8LD  
222 Clarendon Road, Manchester, M16 0AQ  
102 College Road, Manchester, M16 8BN  
235 Clarendon Road, Manchester, M16 0AY  
195A Clarendon Road, Manchester, M16 0EF  
179 Clarendon Road, Manchester, M16 0EF  
195 Clarendon Road, Manchester, M16 0EF  
36 College Road, Manchester, M16 8FH  
Flat 3, 213 Clarendon Road, Manchester, M16 0AY  
211 Clarendon Road, Manchester, M16 0EH  
84 Clarendon Road, Manchester, M16 8LA  
Flat 1, 13 Clarendon Road, Manchester, M16 8LB  
Flat 2, 13 Clarendon Road, Manchester, M16 8LB  
15A Clarendon Road, Manchester, M16 8LB

15B Clarendon Road, Manchester, M16 8LB  
Flat 2, 90 Clarendon Road, Manchester, M16 8LA  
117A Clarendon Road, Manchester, M16 8JD  
225B Clarendon Road, Manchester, M16 0AY  
192 College Road, Manchester, M16 0AA  
227A Clarendon Road, Manchester, M16 0AY  
60B Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 1, 2 Chatsworth Grove, Manchester, M16 8GY  
Flat 2, 2 Chatsworth Grove, Manchester, M16 8GY  
Flat 3, 2 Chatsworth Grove, Manchester, M16 8GY  
Flat 4, 2 Chatsworth Grove, Manchester, M16 8GY  
Flat 5, 2 Chatsworth Grove, Manchester, M16 8GY  
Flat A, 36 College Road, Manchester, M16 8FH  
Flat B, 36 College Road, Manchester, M16 8FH  
First Floor Flat, 117 Clarendon Road, Manchester, M16 8JD  
Second Floor Flat, 117 Clarendon Road, Manchester, M16 8JD  
Flat 1, 179 Clarendon Road, Manchester, M16 0EF  
Flat 2, 179 Clarendon Road, Manchester, M16 0EF  
Flat 3, 179 Clarendon Road, Manchester, M16 0EF  
Flat 1, 1 Clarendon Road, Manchester, M16 8LB  
Flat 2, 1 Clarendon Road, Manchester, M16 8LB  
Flat 3, 1 Clarendon Road, Manchester, M16 8LB  
Flat 4, 1 Clarendon Road, Manchester, M16 8LB  
Flat 5, 1 Clarendon Road, Manchester, M16 8LB  
167 Clarendon Road, Manchester, M16 0EF  
Flat 1, 2A Lynwood Avenue, Manchester, M16 8JZ  
Flat 2, 2A Lynwood Avenue, Manchester, M16 8JZ  
203A Clarendon Road, Manchester, M16 0EH  
Flat 5, 43 Clarendon Road, Manchester, M16 8LB  
Flat 6, 43 Clarendon Road, Manchester, M16 8LB  
Flat 5, 60 Clarendon Road, Manchester, M16 8LD  
Flat 5, 41 Clarendon Road, Manchester, M16 8LB  
Top Flat, 209 Clarendon Road, Manchester, M16 0EH  
205A Clarendon Road, Manchester, M16 0EH  
Flat 1, 115 Clarendon Road, Manchester, M16 8JD  
Flat 2, 115 Clarendon Road, Manchester, M16 8JD  
14 Burford Drive, Manchester, M16 8FJ  
Basement Flat, 25 Clarendon Road, Manchester, M16 8LB  
65A Clarendon Road, Manchester, M16 8JF  
Gnd Flr Front, 149 Clarendon Road, Manchester, M16 8LE  
111 - 113 Clarendon Road, Manchester, M16 8JD  
197A Clarendon Road, Manchester, M16 0EH  
38B Clarendon Road, Manchester, M16 8LD  
40B Clarendon Road, Manchester, M16 8LD  
22 - 24 Clarendon Road, Manchester, M16 8LD  
Ground Floor Flat, 32 College Road, Manchester, M16 8FH  
First Floor Flat, 32 College Road, Manchester, M16 8FH  
British Muslim Heritage Centre, College Road, Manchester, M16 8BP  
41 College Road, Manchester, M16 8EJ  
43 College Road, Manchester, M16 8EJ

45 College Road, Manchester, M16 8EJ  
47 College Road, Manchester, M16 8EJ  
49 College Road, Manchester, M16 8EJ  
51 College Road, Manchester, M16 8EJ  
Flat 3, 4 Clarendon Road, Manchester, M16 8LD  
Flat 4, 4 Clarendon Road, Manchester, M16 8LD  
Flat 1, 108 Clarendon Road, Manchester, M16 0AL  
Flat 2, 108 Clarendon Road, Manchester, M16 0AL  
Flat 3, 108 Clarendon Road, Manchester, M16 0AL  
Flat 4, 108 Clarendon Road, Manchester, M16 0AL  
Flat 5, 108 Clarendon Road, Manchester, M16 0AL  
Flat 3, 38 Clarendon Road, Manchester, M16 8LD  
Flat 4, 38 Clarendon Road, Manchester, M16 8LD  
Flat 5, 38 Clarendon Road, Manchester, M16 8LD  
Flat 6, 38 Clarendon Road, Manchester, M16 8LD  
Flat 7, 38 Clarendon Road, Manchester, M16 8LD  
Flat 8, 38 Clarendon Road, Manchester, M16 8LD  
Flat 9, 38 Clarendon Road, Manchester, M16 8LD  
Flat 2, 58 Clarendon Road, Manchester, M16 8LD  
Flat 3, 58 Clarendon Road, Manchester, M16 8LD  
29 Park Drive, Manchester, M16 0AF  
31 Park Drive, Manchester, M16 0AF  
101 College Road, Manchester, M16 0AB  
103 College Road, Manchester, M16 0AB  
105 College Road, Manchester, M16 0AB  
97 College Road, Manchester, M16 0AB  
99 College Road, Manchester, M16 0AB  
Flat 2, 110 Clarendon Road, Manchester, M16 0AL  
2 Hawarden Avenue, Manchester, M16 0AP  
4 Hawarden Avenue, Manchester, M16 0AP  
218 Clarendon Road, Manchester, M16 0AQ  
220 Clarendon Road, Manchester, M16 0AQ  
Flat 1, 222 Clarendon Road, Manchester, M16 0AQ  
84 Cromwell Avenue, Manchester, M16 0BG  
86 Cromwell Avenue, Manchester, M16 0BG  
116 Egerton Road North, Manchester, M16 0BZ  
Flat 1, 110 Clarendon Road, Manchester, M16 0AL  
Flat 3, 110 Clarendon Road, Manchester, M16 0AL  
102 Egerton Road North, Manchester, M16 0BZ  
100 Egerton Road North, Manchester, M16 0BZ  
98 Egerton Road North, Manchester, M16 0BZ  
104 Egerton Road North, Manchester, M16 0BZ  
215 Clarendon Road, Manchester, M16 0AY  
219 Clarendon Road, Manchester, M16 0AY  
221 Clarendon Road, Manchester, M16 0AY  
223 Clarendon Road, Manchester, M16 0AY  
225 Clarendon Road, Manchester, M16 0AY  
229 Clarendon Road, Manchester, M16 0AY  
169 Clarendon Road, Manchester, M16 0EF  
171 Clarendon Road, Manchester, M16 0EF

173 Clarendon Road, Manchester, M16 0EF  
175 Clarendon Road, Manchester, M16 0EF  
177 Clarendon Road, Manchester, M16 0EF  
181 Clarendon Road, Manchester, M16 0EF  
183 Clarendon Road, Manchester, M16 0EF  
187 Clarendon Road, Manchester, M16 0EF  
189 Clarendon Road, Manchester, M16 0EF  
191 Clarendon Road, Manchester, M16 0EF  
193 Clarendon Road, Manchester, M16 0EF  
33 Park Drive, Manchester, M16 0AF  
217 Clarendon Road, Manchester, M16 0AY  
201 Clarendon Road, Manchester, M16 0EH  
203 Clarendon Road, Manchester, M16 0EH  
207 Clarendon Road, Manchester, M16 0EH  
205 Clarendon Road, Manchester, M16 0EH  
209 Clarendon Road, Manchester, M16 0EH  
Flat 2, 222 Clarendon Road, Manchester, M16 0AQ  
Flat 3, 222 Clarendon Road, Manchester, M16 0AQ  
Flat 2, 213 Clarendon Road, Manchester, M16 0AY  
100 College Road, Manchester, M16 8BN  
104 College Road, Manchester, M16 8BN  
96 College Road, Manchester, M16 8BN  
119 Dudley Road, Manchester, M16 8BW  
22 Burford Road, Manchester, M16 8EL  
24 Burford Road, Manchester, M16 8EL  
26 Burford Road, Manchester, M16 8EL  
1 Burford Walk, Manchester, M16 8EN  
3 Burford Walk, Manchester, M16 8EN  
5 Burford Walk, Manchester, M16 8EN  
49 Burford Road, Manchester, M16 8EW  
51 Burford Road, Manchester, M16 8EW  
53 Burford Road, Manchester, M16 8EW  
55 Burford Road, Manchester, M16 8EW  
16 College Road, Manchester, M16 8FF  
18 College Road, Manchester, M16 8FF  
2 College Road, Manchester, M16 8FF  
4 College Road, Manchester, M16 8FF  
26 College Road, Manchester, M16 8FH  
30 College Road, Manchester, M16 8FH  
32 College Road, Manchester, M16 8FH  
40 College Road, Manchester, M16 8FH  
42 College Road, Manchester, M16 8FH  
44 College Road, Manchester, M16 8FH  
46 College Road, Manchester, M16 8FH  
48 College Road, Manchester, M16 8FH  
50 College Road, Manchester, M16 8FH  
80 College Road, Manchester, M16 8FH  
82 College Road, Manchester, M16 8FH  
84 College Road, Manchester, M16 8FH  
86 College Road, Manchester, M16 8FH

88 College Road, Manchester, M16 8FH  
90 College Road, Manchester, M16 8FH  
92 College Road, Manchester, M16 8FH  
94 College Road, Manchester, M16 8FH  
16 Burford Drive, Manchester, M16 8FJ  
78 Clarendon Road, Manchester, M16 8LA  
86 Clarendon Road, Manchester, M16 8LA  
88 Clarendon Road, Manchester, M16 8LA  
17 Clarendon Road, Manchester, M16 8LB  
19 Clarendon Road, Manchester, M16 8LB  
21 Clarendon Road, Manchester, M16 8LB  
23 Clarendon Road, Manchester, M16 8LB  
25 Clarendon Road, Manchester, M16 8LB  
27 Clarendon Road, Manchester, M16 8LB  
29 Clarendon Road, Manchester, M16 8LB  
31 Clarendon Road, Manchester, M16 8LB  
35 Clarendon Road, Manchester, M16 8LB  
45 Clarendon Road, Manchester, M16 8LB  
47 Clarendon Road, Manchester, M16 8LB  
49 Clarendon Road, Manchester, M16 8LB  
51 Clarendon Road, Manchester, M16 8LB  
7 Clarendon Road, Manchester, M16 8LB  
9 Clarendon Road, Manchester, M16 8LB  
10 Clarendon Road, Manchester, M16 8LD  
12 Clarendon Road, Manchester, M16 8LD  
Flat 2, 38 Clarendon Road, Manchester, M16 8LD  
Flat 2, 4 Clarendon Road, Manchester, M16 8LD  
42 Clarendon Road, Manchester, M16 8LD  
46 Clarendon Road, Manchester, M16 8LD  
48 Clarendon Road, Manchester, M16 8LD  
50 Clarendon Road, Manchester, M16 8LD  
52 Clarendon Road, Manchester, M16 8LD  
54 Clarendon Road, Manchester, M16 8LD  
56 Clarendon Road, Manchester, M16 8LD  
Flat 1, 58 Clarendon Road, Manchester, M16 8LD  
6 Clarendon Road, Manchester, M16 8LD  
62 Clarendon Road, Manchester, M16 8LD  
64 Clarendon Road, Manchester, M16 8LD  
66 Clarendon Road, Manchester, M16 8LD  
68 Clarendon Road, Manchester, M16 8LD  
70 Clarendon Road, Manchester, M16 8LD  
72 Clarendon Road, Manchester, M16 8LD  
74 Clarendon Road, Manchester, M16 8LD  
76 Clarendon Road, Manchester, M16 8LD  
Flat 1, 98 Clarendon Road, Manchester, M16 8LA  
Flat 2, 98 Clarendon Road, Manchester, M16 8LA  
Flat 3, 98 Clarendon Road, Manchester, M16 8LA  
Flat 4, 98 Clarendon Road, Manchester, M16 8LA  
Flat 5, 98 Clarendon Road, Manchester, M16 8LA  
Flat 6, 98 Clarendon Road, Manchester, M16 8LA

78A Clarendon Road, Manchester, M16 8LA  
Flat 1, 11 Clarendon Road, Manchester, M16 8LB  
Flat 1, 37 Clarendon Road, Manchester, M16 8LB  
Flat 1, 39 Clarendon Road, Manchester, M16 8LB  
Flat 1, 53 Clarendon Road, Manchester, M16 8LB  
Flat 2, 11 Clarendon Road, Manchester, M16 8LB  
Flat 2, 37 Clarendon Road, Manchester, M16 8LB  
Flat 2, 39 Clarendon Road, Manchester, M16 8LB  
Flat 2, 53 Clarendon Road, Manchester, M16 8LB  
Flat 3, 37 Clarendon Road, Manchester, M16 8LB  
Flat 3, 39 Clarendon Road, Manchester, M16 8LB  
Flat 3, 53 Clarendon Road, Manchester, M16 8LB  
Flat 4, 37 Clarendon Road, Manchester, M16 8LB  
Flat 4, 39 Clarendon Road, Manchester, M16 8LB  
Flat 5, 37 Clarendon Road, Manchester, M16 8LB  
Flat 5, 39 Clarendon Road, Manchester, M16 8LB  
Flat 1, 38 Clarendon Road, Manchester, M16 8LD  
Flat 1, 4 Clarendon Road, Manchester, M16 8LD  
76A Clarendon Road, Manchester, M16 8LD  
76B Clarendon Road, Manchester, M16 8LD  
6 College Road, Manchester, M16 8FF  
8 College Road, Manchester, M16 8FF  
10 College Road, Manchester, M16 8FF  
12 College Road, Manchester, M16 8FF  
154 Withington Road, Manchester, M16 8FB  
1 Beech Hurst Close, Manchester, M16 8EP  
2 Beech Hurst Close, Manchester, M16 8EP  
3 Beech Hurst Close, Manchester, M16 8EP  
4 Beech Hurst Close, Manchester, M16 8EP  
5 Beech Hurst Close, Manchester, M16 8EP  
6 Beech Hurst Close, Manchester, M16 8EP  
7 Beech Hurst Close, Manchester, M16 8EP  
8 Beech Hurst Close, Manchester, M16 8EP  
9 Beech Hurst Close, Manchester, M16 8EP  
10 Beech Hurst Close, Manchester, M16 8EP  
11 Beech Hurst Close, Manchester, M16 8EP  
12 Beech Hurst Close, Manchester, M16 8EP  
13 Beech Hurst Close, Manchester, M16 8EP  
14 Beech Hurst Close, Manchester, M16 8EP  
15 Beech Hurst Close, Manchester, M16 8EP  
16 Beech Hurst Close, Manchester, M16 8EP  
17 Beech Hurst Close, Manchester, M16 8EP  
18 Beech Hurst Close, Manchester, M16 8EP  
19 Beech Hurst Close, Manchester, M16 8EP  
20 Beech Hurst Close, Manchester, M16 8EP  
21 Beech Hurst Close, Manchester, M16 8EP  
20 College Road, Manchester, M16 8FF  
22 College Road, Manchester, M16 8FF  
20 Cotterdale Close, Manchester, M16 8EG  
Flat 1, 102 College Road, Manchester, M16 8BN

Flat 2, 102 College Road, Manchester, M16 8BN  
Flat 3, 102 College Road, Manchester, M16 8BN  
Flat 4, 102 College Road, Manchester, M16 8BN  
Flat 5, 102 College Road, Manchester, M16 8BN  
Flat 6, 102 College Road, Manchester, M16 8BN  
Flat 7, 102 College Road, Manchester, M16 8BN  
22 Cotterdale Close, Manchester, M16 8EG  
24 Cotterdale Close, Manchester, M16 8EG  
26 Cotterdale Close, Manchester, M16 8EG  
28 Cotterdale Close, Manchester, M16 8EG  
30 Cotterdale Close, Manchester, M16 8EG  
37 Cotterdale Close, Manchester, M16 8EG  
39 Cotterdale Close, Manchester, M16 8EG  
41 Cotterdale Close, Manchester, M16 8EG  
43 Cotterdale Close, Manchester, M16 8EG  
45 Cotterdale Close, Manchester, M16 8EG  
111 Clarendon Road, Manchester, M16 8JD  
113 Clarendon Road, Manchester, M16 8JD  
119 Clarendon Road, Manchester, M16 8JD  
129 Clarendon Road, Manchester, M16 8JD  
131 Clarendon Road, Manchester, M16 8JD  
133 Clarendon Road, Manchester, M16 8JD  
135 Clarendon Road, Manchester, M16 8JD  
137 Clarendon Road, Manchester, M16 8JD  
83 Clarendon Road, Manchester, M16 8JE  
85 Clarendon Road, Manchester, M16 8JE  
87 Clarendon Road, Manchester, M16 8JE  
89 Clarendon Road, Manchester, M16 8JE  
91 Clarendon Road, Manchester, M16 8JE  
93 Clarendon Road, Manchester, M16 8JE  
95 Clarendon Road, Manchester, M16 8JE  
97 Clarendon Road, Manchester, M16 8JE  
59 Clarendon Road, Manchester, M16 8JF  
61 Clarendon Road, Manchester, M16 8JF  
65 Clarendon Road, Manchester, M16 8JF  
67 Clarendon Road, Manchester, M16 8JF  
69 Clarendon Road, Manchester, M16 8JF  
71 Clarendon Road, Manchester, M16 8JF  
73 Clarendon Road, Manchester, M16 8JF  
75 Clarendon Road, Manchester, M16 8JF  
77 Clarendon Road, Manchester, M16 8JF  
139 Clarendon Road, Manchester, M16 8LE  
141 Clarendon Road, Manchester, M16 8LE  
143 Clarendon Road, Manchester, M16 8LE  
145 Clarendon Road, Manchester, M16 8LE  
147 Clarendon Road, Manchester, M16 8LE  
149 Clarendon Road, Manchester, M16 8LE  
151 Clarendon Road, Manchester, M16 8LE  
153 Clarendon Road, Manchester, M16 8LE  
155 Clarendon Road, Manchester, M16 8LE



157 Clarendon Road, Manchester, M16 8LE  
159 Clarendon Road, Manchester, M16 8LE  
161 Clarendon Road, Manchester, M16 8LE  
163 Clarendon Road, Manchester, M16 8LE  
165 Clarendon Road, Manchester, M16 8LE  
1 Victoria Road, Whalley Range, Manchester, M16 8GP  
3 Victoria Road, Whalley Range, Manchester, M16 8GP  
5 Victoria Road, Whalley Range, Manchester, M16 8GP  
7 Victoria Road, Whalley Range, Manchester, M16 8GP  
St Margarets C Of E Primary School, Withington Road, Manchester, M16 8FQ  
2 Burford Avenue, Manchester, M16 8HE  
98 College Road, Manchester, M16 8BN  
60A Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 5, 106 College Road, Manchester, M16 8BN  
Flat A, 33 Clarendon Road, Manchester, M16 8LB  
Flat B, 33 Clarendon Road, Manchester, M16 8LB  
Flat C, 33 Clarendon Road, Manchester, M16 8LB  
Flat 1, 41 Clarendon Road, Manchester, M16 8LB  
Flat 2, 41 Clarendon Road, Manchester, M16 8LB  
Flat 3, 41 Clarendon Road, Manchester, M16 8LB  
Flat 1, 43 Clarendon Road, Manchester, M16 8LB  
Flat 2, 43 Clarendon Road, Manchester, M16 8LB  
Flat 3, 43 Clarendon Road, Manchester, M16 8LB  
Flat 4, 43 Clarendon Road, Manchester, M16 8LB  
55 - 57 Clarendon Road, Manchester, M16 8JF  
57 Clarendon Road, Manchester, M16 8JF  
Flat 1, 63 Clarendon Road, Manchester, M16 8JF  
Flat 2, 63 Clarendon Road, Manchester, M16 8JF  
Flat 1, 119 Clarendon Road, Manchester, M16 8JD  
Flat 2, 119 Clarendon Road, Manchester, M16 8JD  
Flat 2, 60 Clarendon Road, Manchester, M16 8LD  
Flat 3, 60 Clarendon Road, Manchester, M16 8LD  
Flat 4, 60 Clarendon Road, Manchester, M16 8LD  
Flat A, 44 Clarendon Road, Manchester, M16 8LD  
Flat B, 44 Clarendon Road, Manchester, M16 8LD  
Flat C, 44 Clarendon Road, Manchester, M16 8LD  
Flat 1, 2 Clarendon Road, Manchester, M16 8LD  
Flat 2, 2 Clarendon Road, Manchester, M16 8LD  
Flat 3, 2 Clarendon Road, Manchester, M16 8LD  
Flat 4, 2 Clarendon Road, Manchester, M16 8LD  
Flat 1, 106 College Road, Manchester, M16 8BN  
Flat 2, 106 College Road, Manchester, M16 8BN  
Flat 3, 106 College Road, Manchester, M16 8BN  
Flat 4, 106 College Road, Manchester, M16 8BN  
Flat 6, 106 College Road, Manchester, M16 8BN  
Flat 1, 38 College Road, Manchester, M16 8FH  
Flat 2, 38 College Road, Manchester, M16 8FH  
Flat 3, 38 College Road, Manchester, M16 8FH  
Flat 1, 34 College Road, Manchester, M16 8FH  
Flat 2, 34 College Road, Manchester, M16 8FH

Flat 1, 28 College Road, Manchester, M16 8FH  
Flat 2, 28 College Road, Manchester, M16 8FH  
152A Withington Road, Manchester, M16 8FB  
152B Withington Road, Manchester, M16 8FB  
152C Withington Road, Manchester, M16 8FB  
152D Withington Road, Manchester, M16 8FB  
152E Withington Road, Manchester, M16 8FB  
152F Withington Road, Manchester, M16 8FB  
152G Withington Road, Manchester, M16 8FB  
152H Withington Road, Manchester, M16 8FB  
185 Clarendon Road, Manchester, M16 0EF  
197 - 201 Clarendon Road, Manchester, M16 0EH  
199 Clarendon Road, Manchester, M16 0EH  
216 Clarendon Road, Manchester, M16 0AQ  
Flat 1, 96 Clarendon Road, Manchester, M16 8LA  
Flat 2, 96 Clarendon Road, Manchester, M16 8LA  
Flat 3, 96 Clarendon Road, Manchester, M16 8LA  
Flat 4, 96 Clarendon Road, Manchester, M16 8LA  
Flat 5, 96 Clarendon Road, Manchester, M16 8LA  
Flat 1, 94 Clarendon Road, Manchester, M16 8LA  
Flat 2, 94 Clarendon Road, Manchester, M16 8LA  
Flat 3, 94 Clarendon Road, Manchester, M16 8LA  
Flat 1, 92 Clarendon Road, Manchester, M16 8LA  
Flat 2, 92 Clarendon Road, Manchester, M16 8LA  
Flat 3, 92 Clarendon Road, Manchester, M16 8LA  
Flat 1, 90 Clarendon Road, Manchester, M16 8LA  
Flat 3, 90 Clarendon Road, Manchester, M16 8LA  
Flat 4, 90 Clarendon Road, Manchester, M16 8LA  
Flat 1, 82 Clarendon Road, Manchester, M16 8LA  
Flat 2, 82 Clarendon Road, Manchester, M16 8LA  
Flat 3, 82 Clarendon Road, Manchester, M16 8LA  
Flat 4, 82 Clarendon Road, Manchester, M16 8LA  
Flat 5, 82 Clarendon Road, Manchester, M16 8LA  
Flat 1, 80 Clarendon Road, Manchester, M16 8LA  
Flat 2, 80 Clarendon Road, Manchester, M16 8LA  
Flat 1, 60 Clarendon Road, Manchester, M16 8LD  
Flat 3, 80 Clarendon Road, Manchester, M16 8LA  
Flat 1, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
Flat 7, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL  
1 Burford Walk, Manchester, M16 8EN  
3 Burford Walk, Manchester, M16 8EN  
5 Burford Walk, Manchester, M16 8EN  
55 Burford Road, Manchester, M16 8EW  
78 Clarendon Road, Manchester, M16 8LA  
78A Clarendon Road, Manchester, M16 8LA  
76B Clarendon Road, Manchester, M16 8LD  
111 Clarendon Road, Manchester, M16 8JD  
113 Clarendon Road, Manchester, M16 8JD  
119 Clarendon Road, Manchester, M16 8JD  
129 Clarendon Road, Manchester, M16 8JD

131 Clarendon Road, Manchester, M16 8JD  
133 Clarendon Road, Manchester, M16 8JD  
135 Clarendon Road, Manchester, M16 8JD  
137 Clarendon Road, Manchester, M16 8JD  
83 Clarendon Road, Manchester, M16 8JE  
85 Clarendon Road, Manchester, M16 8JE  
87 Clarendon Road, Manchester, M16 8JE  
89 Clarendon Road, Manchester, M16 8JE  
91 Clarendon Road, Manchester, M16 8JE  
93 Clarendon Road, Manchester, M16 8JE  
95 Clarendon Road, Manchester, M16 8JE  
97 Clarendon Road, Manchester, M16 8JE  
139 Clarendon Road, Manchester, M16 8LE  
141 Clarendon Road, Manchester, M16 8LE  
143 Clarendon Road, Manchester, M16 8LE  
145 Clarendon Road, Manchester, M16 8LE  
147 Clarendon Road, Manchester, M16 8LE  
149 Clarendon Road, Manchester, M16 8LE  
151 Clarendon Road, Manchester, M16 8LE  
Flat 1, 119 Clarendon Road, Manchester, M16 8JD  
Flat 2, 119 Clarendon Road, Manchester, M16 8JD  
117A Clarendon Road, Manchester, M16 8JD  
First Floor Flat, 117 Clarendon Road, Manchester, M16 8JD  
Second Floor Flat, 117 Clarendon Road, Manchester, M16 8JD  
Flat 1, 115 Clarendon Road, Manchester, M16 8JD  
Flat 2, 115 Clarendon Road, Manchester, M16 8JD  
Gnd Flr Front, 149 Clarendon Road, Manchester, M16 8LE  
111 - 113 Clarendon Road, Manchester, M16 8JD

### **Third Party Representations**

Mr Richard Latham, 93 Clarendon Road, Manchester, M16 8JE  
Mr Andrew Butler, Flat 1, 60 Clarendon Road, Manchester, M16 8LD  
Mr S Mead, address not supplied  
Ms P Darwish, address not supplied  
M Molina, Flat 8, 38 Clarendon Road, Manchester M16 8LD  
Mr J Lucke 78a Clarendon Road, Manchester M16 8LA

### **HEAD OF PLANNING**