

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132996/FO/2022

Date registered valid: 17 March 2022

Proposal: Change of use of dwellinghouse to two self-contained apartments with associated erection of a single storey extension and dormer roof extension to rear

Address: 3 Crosfield Grove, Manchester, M18 7ES

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Shahdoth Shah RME Property Management Ltd Unit 22 Cariocca Business Park, 2 Sawley Road, M40 8BB

Agent (if any): Mr Vic Fletcher Equilibrium Architects Ltd Bank Chambers, Bank Street, Bury, BL9 0DL

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 20 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 4 April 2022

Standard consultations:

Printed: 23 March 2022 Expired: 13 April 2022

Neighbour notifications

Printed: 23 March 2022 Expired: 13 April 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Withdrawn by agent email dated 20 April 2022.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

4 Cecil Grove, Manchester, M18 7EW
2 Cecil Grove, Manchester, M18 7EW
8 Peacock Grove, Manchester, M18 7FL
14 Peacock Grove, Manchester, M18 7FL
2 Crosfield Grove, Manchester, M18 7ES
630A Hyde Road, Manchester, M18 7EE
5 Crosfield Grove, Manchester, M18 7ES
4 Crosfield Grove, Manchester, M18 7ES
630 Hyde Road, Manchester, M18 7EE
6 Peacock Grove, Manchester, M18 7FL
7 Crosfield Grove, Manchester, M18 7ES
12 Peacock Grove, Manchester, M18 7FL
10 Peacock Grove, Manchester, M18 7FL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2