

Proposal: Conversion of property into two dwelling houses (Class C3) including three-storey side extension, two storey rear extension and associated landscaping and car parking.

Location: 84 Demesne Road, Manchester, M16 8PJ.

Application Number: 129641/FO/2021.

Condition 4:

Waste storage (bins) will be to the rear of the property and collection will be weekly council refuse collections from Demesne Road Frontage. Bins will be taken to the collection point via the rear gates by the residents. See drawing 16.11.2021-A-Planning-100 Rev C.

Condition 5:

Planting in raised planting beds. Planting species includes Lavender, lemon scented Monterey cypress Goldcrest and laurel planting. An assortment of shrubs and plants.

Hard landscaping comprises of Pavedrive 50mm Charcoal paver in a herringbone pattern As shown in the images below.

84 Demesne Road:

Front – Planting bed using paving surround. Conifers and Laurel Planting. Treated timber fence on existing brick dwarf wall.



Raised planter using treated timber sleepers. Conifer plants. Treated timber fencing on existing brick dwarf wall. Hard landscaping.



Treated timber fencing on existing brick dwarf wall. Planting bed with conifers.



Existing Metal fencing and gates. Planting beds and hard landscaping. Laurel plants.



Rear: Planting beds, hard landscaping and boundary brick wall to match existing.



Raised planting bed using treated timber sleepers. Hard landscaping. Rendered masonry wall.



86 Demesne Road:

Front – Existing metal fencing and fencing to match existing. Existing Gates. Boundary brick wall to match existing.



Raised planters using treated timber planters.



Rear: Raised planter using treated timber sleepers. Hard Landscaping.



Condition 6:

North Boundary: Re-use of original decorative cast iron fencing: Boundary masonry wall to match existing.





West Boundary: Existing low level Brick To match Existing wall and new Timber fencing.





East Boundary: Brick to match existing



East and South Boundary: Brick to match existing and rendered wall.

