

15 WAVERLEY ROAD MOSTON M9 4LX

SPACIAL PLANNING UP TO 2027 POLICY 19 CONVERSIONS

The planning application supports the policies set out in policy reference number 19.

Our application will endeavor to identify in parts with the policy.

The policy states that the conversion of other buildings to incorporate flats or houses will be permitted. In a town and local centre's, subject to an appropriate mix and balance with other uses being achieved. In residential areas of towns and large villages, subject to the retention of necessary local facilities.

The application in our opinion does provide for an appropriate mix of residential property and strikes a balance within the area of Harpurhey.

We refer you to the MANCHESTER MOVE Street plan which demonstrates the housing mix, which indicate that the level of single/couples awaiting accommodation is below average.

2 DESIGN POLICY 19

The application will be designed to a high standard taking into account the character of the area.

The flats will be self-contained.

The flats will have a design layout that complies with the requirements of the LPA

The flats will have suitable amenities, please refer to attached, National Space Standard Residential Guidance, Waste Management Guidance for developers.

Flat Security The application will provide for insulation to all internal adjoining walls to reduce the transmission of sound. (If required)

The application recognises that accessibility to amenities and in particular to the passenger transport system is easily accessed the proposal is within walking distance of the North City Centre Complex.

There are frequent buses running along Rochdale Road to and from Manchester, Middleton, Rochdale and outlying areas.

Two of Manchester's largest parks is less than a mile away with good access to primary and secondary schools, a library, a medical centre, a fitness centre, a police station, and modern swimming pool is also close by.