



Dave Morris [REDACTED]

**Re: FW: Pre-commencement conditions for application 127300/FO/2020**

1 message

**Dave Morris** [REDACTED]

29 July 2020 at 16:10

To: Paul Watson [REDACTED]

Sorry Paul, all it means is that should we determine to approve the application then there will be a pre commencement condition attached. It should be explained in the letter.

Regards  
Dave Morris  
Planner  
Development Management South  
Planning, Building Control and Licensing  
Growth and Development Directorate

Postal Address

Manchester City Council  
Planning  
PO box 532  
Town Hall  
Manchester  
M60 2LA

Mobile [REDACTED]  
E-mail [REDACTED]  
<http://www.manchester.gov.uk>

On Wed, 29 Jul 2020 at 15:23, Paul Watson [REDACTED] wrote:

Dave,

We have no objection to the attached pre-commencement condition.

Does this mean that officers are recommending approval?

Kind regards

Paul

Paul Watson  
BA (Hons) DipTP MTP MRTPI  
Director

Phillips Planning Services Ltd  
Registered no: 2696302  
Registered Office England and Wales  
Tel - [REDACTED]  
Fax [REDACTED]  
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E-mail [REDACTED]  
Website - [www.phillips-planning.co.uk](http://www.phillips-planning.co.uk)

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-----Original Message-----

From [REDACTED]  
Sent: 29 July 2020 13:49  
To: Paul Watson [REDACTED]  
Subject: Pre-commencement conditions for application 127300/FO/2020

Please find attached a letter regarding pre-commencement conditions in relation to your recent application under reference 127300/FO/2020.

Regards,  
Dave Morris  
Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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Dave Morris [REDACTED]

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**RE: FW: Pre-commencement conditions for application 127300/FO/2020**

1 message

**Paul Watson** [REDACTED]

29 July 2020 at 16:24

To: Dave Morris [REDACTED]

Ahh, ok, I did read the:

Please note that this information is provided without prejudice to any final decision in relation to this application

I assumed that was other wording for ..... still could be overturned at committee etc.

I haven't had an authority send out draft conditions before they had come to a generally supportive view.

Anyway, I was hoping that it may be supportive from a selfish perspective as I have been instructed to get on and submit an Appeal against the LDC refusal and obviously if this goes ahead we don't need that so I was probably being too optimistic!

Kind regards

Paul

**Paul Watson***BA (Hons) DipTP MTP MRTPI*

Director

**Phillips Planning Services Ltd**

Registered no: 2696302

Registered Office England and Wales

Tel - [REDACTED]

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Dave Morris [REDACTED]

**Re: Planning Application for 8 Birch Polygon M14 5HX, Ref 127300/FO/2020**

1 message

**Dave Morris** [REDACTED]

3 August 2020 at 13:04

To [REDACTED]

H [REDACTED]

Your objection has been received

Regards  
Dave Morris  
Planner  
Development Management South  
Planning, Building Control and Licensing  
Growth and Development Directorate

Postal Address

Manchester City Council  
Planning  
PO box 532  
Town Hall  
Manchester  
M60 2LA

Mobile [REDACTED]

E-mail [REDACTED]

<http://www.manchester.gov.uk>

On Mon, 3 Aug 2020 at 12:52 [REDACTED] wrote:

Dear Dave

Ref 127300/FO/2020

Our letter of objection to the planning application for 8 Birch Polygon, M14 5HX is attached.

Please could you confirm receipt.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]

**Work with the environment... think before you print**

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27/08/2020

Manchester City Council Mail - Re: Planning Application for 8 Birch Polygon M14 5HX, Ref 127300/FO/2020

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Dave Morris [REDACTED]

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**application 127300/FO/2020**

1 message

**Dave Morris** [REDACTED]

4 August 2020 at 13:46

To: Paul Watson [REDACTED]

Hi Paul

Further to our telephone conversation the other day. We have reviewed the application and are of the opinion that the development would result in the loss of home that would be suitable for a family. We are also concerned about the cumulative impact of converting rear gardens to parking will have on the character and amenity of an area. As such we will not support the proposed development.

I'm not around for the rest of the day but will be tomorrow if you want to call.

Regards

Regards

Dave Morris

Planner

Development Management South

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Dave Morris [REDACTED]

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**RE: FW: Pre-commencement conditions for application 127300/FO/2020**

1 message

**Paul Watson** [REDACTED]

10 August 2020 at 08:10

To: Dave Morris [REDACTED]

Dear Dave,

Further to your email below, attached is an updated site plan which has been annotated to show the width of the site where the proposed parking areas are located.

As you will see we have 11 metres. This provides for a 5 metre deep parking space with 6 metres behind each space to allow for reversing. I understand that this is a fairly standard arrangement for site parking i.e. that you would generally seek 6 metres clear for reversing from each space.

I trust that this allays any concerns regarding the usability of the spaces but do please let me know if you still require tracking drawings.

Kind regards

Paul

**Paul Watson***BA (Hons) DipTP MTP MRTPI*

Director

**Phillips Planning Services Ltd**

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**From:** Dave Morris [REDACTED]  
**Sent:** 30 July 2020 13:43  
**To:** Paul Watson [REDACTED]  
**Subject:** Re: FW: Pre-commencement conditions for application 127300/FO/2020

Hi Paul

I have received the following comments from our highways engineers.

"The swept path provided does not appear to have been undertaken using industry standard software and the vehicle size is not shown. Can they advise what software has been used and what vehicle size the track indicates? The two spaces in the front look very tight to access even with reversing in."

Regards

Dave Morris

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