

Linda
Marciniak/Chief.Executives/MCC
15/07/2013 16:10

To Holly Balshaw <Holly.Balshaw@northwardshousing.co.uk>
cc
bcc
Subject Planning reference: 101791/F0/2013/N1 - Discharge of condition 3

Dear Ms Balshaw,

I write further to your recent submission of information in support of the discharge of condition 3 of the above approval received on the 9th July 2013.

From the information you have sent; images of materials samples (including materials options - Malham, Eden, Polar White, Farnley, Barleycorn, Ingleton, Milton, Brampton and Buff Quartz) provided by Wetherby.

The Council has reviewed the information you have provided. Consequently I can confirm that, provided the development is constructed in accordance with these details, this discharges Condition 3 from the planning approval for this development.

I trust that this is helpful.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

Tel: 0161 234 4636
email: l.marciniak@manchester.gov.uk
Planning Portal:
http://www.planningportal.gov.uk/planning/applications/planningapplications

MANCHESTER
CITY COUNCIL

Copy

Planning

Linda Marciniak
Telephone: (0161) 234 4636
l.marciniak@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Ms Holly Balshaw
Unit 11
Hendham Vale Industrial Estate
Crumpsall
Manchester
M8 0AD

Date: 10 July 2013

Dear Sir/Madam,

Application No: 101791/FO/2013/N1
Description: External insulation works
Location: Various Properties Within The Boundaries Of Moston Mill Housing Estate, Off Blandford And Pleasington Drives, Charlestown, Manchester, M40 0HP

This letter is an acknowledgement of your request to Discharge of Condition 3 received 09.07.2013 that was received on

Please find enclosed a receipt for £97.00 .

The planning officer dealing with this case is **Linda Marciniak**.

Yours faithfully,

[redacted]

Julie Roscoe
Head of Planning


2





AY
LM

PR54/000089
ANTH 005090



Linda Marciniak/Chief.Executives/MCC

09/07/2013 16:27

To Jayne McGuinness/Chief.Executives/MCC@MCC

cc

bcc

Subject Fw: Planning reference: 101791/F0/2013/N1 & Further enquiry

DM 2336

Hi Jayne,

Sorry, I was getting confused with another scheme where details have been uploaded. In this case, Northwards have not completed an application to discharge the condition. I sent her an email yesterday advising her what she needs to do but it looks like she has just made payment. It is condition 3 that they wish to discharge.

Hope this helps and sorry again for any confusion.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

Tel: 0161 234 4636
email: l.marciniak@manchester.gov.uk
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—— Forwarded by Linda Marciniak/Chief.Executives/MCC on 09/07/2013 16:24 ——



Linda Marciniak/Chief.Executives/MCC

08/07/2013 10:58

To Holly Balshaw <Holly.Balshaw@northwardshousing.co.uk>

cc Elliot Simm <Elliot.Simm@northwardshousing.co.uk>

Subject Re: FW: Planning reference: 101791/F0/2013/N1 & Further enquiry

Hi Holly,

I cannot accept payments for condition discharge. I set out the process for payment in my email to Elliot (dated 18th June - attached below). The payment needs to be made to our admin team. You can do this either by email or over the phone. The telephone number is 0161 234 4516.

I hope that this is helpful.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

Tel: 0161 234 4636
email: l.marciniak@manchester.gov.uk
Planning Portal: http://www.planningportal.gov.uk/planning/applications/planningapplications

Holly Balshaw <Holly.Balshaw@northwardshousing.co.uk>

Holly Balshaw
<Holly.Balshaw@northwardshousing.co.uk>
05/07/2013 10:38

To "l.marciniak@manchester.gov.uk" <l.marciniak@manchester.gov.uk>
cc
Subject FW: Planning reference: 101791/FO/2013/N1 & Further enquiry

Morning Linda,

Ive tried calling you to make a payment reg 1 Oxhill.

Can you please contact me when your available so I can give you the payment details.

Thanks

Holly Balshaw
Project Assistant
Green Energy and Servicing Team
NORTHWARDS HOUSING
Unit 11, Hendham Vale Industrial Park, Vale Park Way, Manchester, M8 0AD

[redacted]

[IMAGE]

From: Elliot Simm
Sent: 05 July 2013 10:20
To: Holly Balshaw
Cc: l.marciniak@manchester.gov.uk
Subject: FW: Planning reference: 101791/F0/2013/N1 & Further enquiry

Holly,

Could you please arrange for this payment to be made to Linda today please.

Cheers

Elliot Simm
Home Improvement Services Manager
Green Energy and Servicing Team
NORTHWARDS HOUSING
Unit 11, Hendham Vale Industrial Park, Vale Park Way, Manchester, M8 0AD
[redacted]

[IMAGE]

[IMAGE]

From: l.marciniak@manchester.gov.uk [mailto:l.marciniak@manchester.gov.uk]
Sent: 03 July 2013 11:04
To: Elliot Simm
Subject: RE: Planning reference: 101791/F0/2013/N1 & Further enquiry

Dear Elliot,

Re: Oxhill, as stated in my email of 18th June, there is a fee to pay to discharge the condition. This will trigger the process for me to consider the details you have sent and will result in

formal notification that the condition has been discharged. The details are set out in that email (attached below).

You would not need to apply for planning permission to alter the lift workings, unless there is an external lift shaft that is affected by the proposal in terms of its design and appearance which I'm guessing isn't the case here?

Hope this is helpful.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

[redacted]

email: l.marciniak@manchester.gov.uk
Planning Portal:
http://www.planningportal.gov.uk/planning/applications/planningapplications

Elliot Simm
<Elliot.Simm@northwardshousing.co.uk>

03/07/2013 08:40

To "l.marciniak@manchester.gov.uk" <l.marciniak@manchester.gov.uk>

cc "j.roscoe@planning.gov.uk" <j.roscoe@planning.gov.uk>

Subject RE: Planning reference: 101791/F0/2013/N1 & Further enquiry

Linda,

Have any decisions been made with regards to the attached?

Also could you please assist with another enquiry with regards to lift replacement schemes. I am currently administering 2 lift replacement schemes at:

1) Dobson Court - 2 lift replacements; currently stop at alternate floors but works will include 'breaking out areas' to allow lifts to stop at each floor (14 floors);

2) Annie Darby Court - straightforward like for like lift replacement scheme (2 floors).

Given this proposal, is this something that would require planning permission?

Cheers

Elliot Simm
Home Improvement Services Manager
Green Energy and Servicing Team
NORTHWARDS HOUSING
Unit 11, Hendham Vale Industrial Park, Vale Park Way, Manchester, M8 0AD

[redacted]

www.northwardshousing.co.uk
Registered Company - 05435061

From: Elliot Simm
Sent: 25 June 2013 16:19
To: 'l.marciniak@manchester.gov.uk'
Subject: RE: Planning reference: 101791/F0/2013/N1

Linda,

I have just spoken to [redacted]

He has stated that 1 & 3 want colour A1:

Top of Property - Farnley Dash on White Dashing Mortar

Bottom Half - Barleycorn Dash on Cream Dashing Mortar

Previously the block had been earmarked (as per 7 Oxhill) as choice C2:

Top of Property - Polar Dash on White Dashing Mortar **Bottom Half - Malham Dash on White Dashing Mortar**

Our previous application stated that the properties would be done on a 'block by block' basis.

If 1 & 3 (and possibly 5) had this differing colour from number 7, would this cause any issues?

Also, as we are informing you prior to the works, I presume (if OK) there would be no cost?

Cheers

From: l.marciniak@manchester.gov.uk [mailto:l.marciniak@manchester.gov.uk]
Sent: 18 June 2013 11:20
To: Elliot Simm
Subject: Planning reference: 101791/FO/2013/N1

Dear Elliot,

I refer to the above application which received planning approval on the 16th April 2013. A condition of the application was that the render colour is agreed in writing in advance of any works commencing.

[redacted] who has bought into the insulation scheme, [redacted] has contacted me for advice on what colour he may select as a neighbouring property has already been completed [redacted] I have advised him that the colour needs to be agreed as per the condition and note that Northwards have not applied to discharge condition 3 of the consent.

I would appreciate therefore if you could arrange for the condition to be discharged. A fee of £97 is payable as stated on the first page of the Decision Notice and copies of the colour options should be forwarded along with your application. You should contact: planning.tst@manchester.gov.uk in the first instance.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

[redacted]

email: l.marciniak@manchester.gov.uk
Planning Portal:
http://www.planningportal.gov.uk/planning/applications/planningapplications

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This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

****

Linda, Ive opened all 4 up but there is nothing on them?

Jayne

image599d6f.PNG - image5bb39f.PNG - image0a51ea.PNG - imagebb0b65.PNG

wetherby
creating a greener future

head office
1 kid glove road
golborne enterprise park, golborne
greater manchester wa3 3gs
tel: 01942 717100 fax: 01942 717101





PLANNING
BUILDING CONTROL

Buff Quartz Ground Floor, Barleycorn Upper Floor

wetherby
creating a greener future

Head office
1 rd grove east
golborne enterprise park, golborne
greater manchester wa3 3gs
tel 01942 717100 fax 01942 717101





Milford

wetherby
creating a greener future

head office
1 kid glove road
golborne enterprise park, golborne
greater manchester wa3 3gs
tel: 01942 717100 fax: 01942 717101





Brampton Ground Floor, Milford Upper Floor

wetherby
creating a greener future

head office
1 kid grove road
golborne enterprise park
greater manchester wa3 5gn
tel: 01942 717100 fax: 01942 717101





Ingleton Ground Floor, Milford Upper Floor

wetherby
creating a greener future

head office
1 kid glove road
golborne enterprise park, golborne
greater manchester wa3 3gs
tel: 01942 717100 fax: 01942 717101





Farnley Ground Floor, Barleycorn Upper Floor

wetherby
Creating a greener future
head office
1 ed grove road
golborne enterprise park [illegible]
greater manchester wa3 [illegible]
tel: 01942 717100 fax: 01942 717101

EXISTING FINISH

PROPOSED COLOURS





Farnley

wetherby
creating a greener future

head office
1 kid glove road
gatborne enterprise park, gatborne
greater manchester wa3 3gs
tel: 01942 717100 fax: 01942 717101





BUILDING
07 MAR 2013

Polar White

wetherby
creating a greater future

head office
1 ed grove road
golborne ardaloma park, golborne
greater manchester wa3 3gr
tel: 01942 717100 fax: 01942 717101





Eden Ground Floor, Polar White Upper Floor

wetherby
creating a greener future

head office
1 kid glove road
galborne enterprise park, galborne
greater manchester wa3 3gs
tel: 01942 717100 fax: 01942 717101





Malham Ground Floor, Polar White Upper Floor



Linda Marciniak/Chief.Executives/MCC

18/06/2013 11:19

To e.simm@northwardshousing.co.uk

cc

bcc

Subject Planning reference: 101791/F0/2013/N1

Dear Elliot,

I refer to the above application which received planning approval on the 16th April 2013. A condition of the application was that the render colour is agreed in writing in advance of any works commencing.

[redacted] who has bought into the insulation scheme, [redacted] has contacted me for advice on what colour he may select as [redacted] property has already been completed [redacted]). I have advised him that the colour needs to be agreed as per the condition and note that Northwards have not applied to discharge condition 3 of the consent.

I would appreciate therefore if you could arrange for the condition to be discharged. A fee of £97 is payable as stated on the first page of the Decision Notice and copies of the colour options should be forwarded along with your application. You should contact: planning.tst@manchester.gov.uk in the first instance.

Kind regards

Linda

Linda Marciniak (Mon - Thurs)
Town Planner, Planning Service, Manchester City Council, Floor 6, Town Hall Extension, Albert Square, PO Box 532, M60 2LA

[redacted]

email: l.marciniak@manchester.gov.uk
Planning Portal:
http://www.planningportal.gov.uk/planning/applications/planningapplications

MANCHESTER CITY COUNCIL

Important □ Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee of £97 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Elliot Simm
Northwards Housing
Unit 11
Hendham Vale Industrial Estate
Crumpsall
Manchester
M8 0AD

Agent (if used)

Elliot Sam
Unit 11
Hendham Vale Industrial Estate
Crumpsall
Manchester
M8 0AD

Part 1 Particulars of the application/development

Proposal: External insulation works

Location: Various Properties Within The Boundaries Of Moston Mill Housing Estate, Off Blandford And Pleasington Drives, Charlestown, Manchester, M40 0HP

Date of application: 11 March 2013

Application number: 101791/FO/2013/N1

Part 2 Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary, but appropriate conditions have been attached to the approval.

Reason(s) for decision

Approve in the light of policies within the National Planning Policy Framework, the Guide to development in Manchester 2 and adopted Core Strategy for the City of Manchester on the basis that the proposals will significantly improve the thermal efficiency and comfort of properties, contribute towards a reduction in CO2 emissions and fuel poverty and will not have a detrimental impact on the character and appearance of the street scene

Condition(s) attached to this decision

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 documents stamped as received on the 7th March 2013 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The works hereby approved shall not take place until the colour of the rendering has been agreed in writing with the City Council as local planning authority. Development shall then be carried out in accordance with the agreed details.

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, as specified in policies SP1 and DM1 of the adopted Core Strategy for the city of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 16 April 2013

Signed: [redacted]

Julie Roscoe
Head of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal □ www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

DELEGATED REPORT
DEVELOPMENT MANAGEMENT NORTH

Application No: 101791/FO/2013/N1

Application Type: FULL

Address: Various properties within the boundaries of Moston Mill housing estate, off Blandford and Pleasington Drives, Charlestown, Manchester, M40 0HP

Proposal: External insulation works

Description
The application site comprises 159 houses in a residential part of the Charlestown ward of Manchester which is of mixed tenure. All houses are c1970's pavement or garden fronted terraces of dashed render and timber cladding with red tile roofs. The existing street scene in each case is of a regular and uniform appearance.

The present application by the social landlord, Northwards Housing forms part of their estate wide thermal and energy efficiency upgrade under the government's Green Deal project and includes external insulation and render to all elevations of properties within the scheme. The net effect is to improve thermal efficiency, heat retention and reduce fuel poverty as well as meeting the wider green objectives of reducing fossil fuel demand and CO_2 emissions.

There are several properties within the scheme which are owner occupied and therefore outside the insulation programme. Where feasible however, owner occupiers are being approached about the possibility of funding eligibility to participate in the scheme. Those that do not qualify or participate will invariably result in a street scene of irregular appearance.

Consultations
Local Residents – 1 comment received:

We have lived in what amounts to a 'building site' for over three months now! we have endured the wonderful vista of scaffolding and planks of wood across our windows obscurring the trail of domestic rubbish/litter,dog fouling every time we open the curtains (we couldn't clean the front window even if we wanted to!)....This 'access site? 'provides NO INFORMATION!!?....does it have a point?...I trust I will not recieve a reduction on my 2013 coucil tax bill (3.9%increase- convenient or what?)...yet if I had undertaken repairs/upgrades to my family home I would be NOW be facing threats and financial penalties for not completing work in reasonable time. do you have a useful comment to make?. P.S. Has anyone considered the risk of light strike with all this metal work???...'just a thought!'

North Manchester Regeneration – No comments received.

Policy
National Planning Policy Framework
Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:
- An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents

Policy SP1
Identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1
States that all development should have regard to the following specific issues, those of relevance to this application include:
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Design for health.

Unitary Development Plan
The site is unallocated in the plan.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance
The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. In particular paragraph 2.3 relates to creating high quality environment through design and relationship to context.

Principle of works
Many of the properties within this application are pavement fronted and the proposed works therefore need to be addressed through the planning process. The remaining properties are garden fronted and would ordinarily proceed under Permitted Development rules. As the proposal involves a material change to the appearance of the properties, an application for consent is required.

The principle of the proposal is acceptable and meets the aims and objectives of the Council's Core Strategy policies towards reducing CO_2 emissions and sustainability.

Design and Appearance

All the properties are of a fairly uniform appearance with timber cladding at ground floor and render at first floor. The existing street scene presents a tired and out-dated appearance that lacks visual interest. Previously completed properties on the estate have been colour-matched to blend in with the surrounding palette and the proposal includes a number of options that have been offered to residents within a complementary colour scheme. The final colour choices should therefore be requested by way of a condition attached to any approval of this application.

Residential Amenity
The proposed works to the 159 properties in this application comprise a 30mm thick insulation board attached to the existing base substrate and rendered over the top with 3-8mm of dry dash aggregate render in a colour to be confirmed. The works are proposed to the front and rear of properties with gable ends retaining their existing grey brown brick where applicable.

The impact on residential amenity is likely to be felt during the course of works as expressed through one consultation response. This has highlighted a concern over disruption during the works. It is acknowledged that the works will cause some disturbance to some residents for the duration of the construction period but is considered an inevitable consequence of the works which is of a temporary nature only.

The rendered finish is value engineered to make the total scheme cost effective and to include a greater number of properties within the scheme. On balance, the insulation scheme is a timely necessity and the benefits; to tenants, the environment as well as the longevity of the housing stock, outweigh the concerns about impacts on the appearance within the street scene and are therefore welcomed.

It is considered that the works would improve insulation of the property and reduce heat loss and that this is beneficial to the homeowner and to the wider aspirations for

energy conservation. It is therefore considered that the works are acceptable in principle.

Recommendation
Approve in the light of policies within the National Planning Policy Framework, the Guide to development in Manchester 2 and adopted Core Strategy for the City of Manchester on the basis that the proposals will significantly improve the thermal efficiency and comfort of properties, contribute towards a reduction in CO_2 emissions and fuel poverty and will not have a detrimental impact on the character and appearance of the street scene.

Article 31 Declaration
Officers have worked with the applicant / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary, but appropriate conditions have been attached to the approval.

Conditions

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 documents stamped as received on the 7th March 2013 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3. The works hereby approved shall not take place until the colour of the rendering has been agreed in writing with the City Council as local planning authority. Development shall then be carried out in accordance with the agreed details.

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, as specified in policies SP1 and DM1 of the adopted Core Strategy for the city of Manchester.



planning@manchester.gov.uk
18/03/2013 20:55

To l.marciniak@manchester.gov.uk
cc
bcc
Subject Application Comments for 101791/FO/2013/N1

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:55 PM on 18 Mar 2013 from Mr paul knowles.

Application Summary

Address: Various Properties Within The Boundaries Of Moston Mill Housing Estate, Off Blandford And Pleasington Drives Charlestown Manchester M40 0HP

Proposal: External insulation works

Case Officer: Linda Marciniak

Click for further information

Customer Details

Name: [redacted]

Email: [redacted]

Address: [redacted]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We have lived in what amounts to a 'building site' for over three months now! we have endured the wonderful vista of scaffolding and planks of wood across our windows obscurring the trail of domestic rubbish/litter,dog fouling every time we open the curtains (we couldn't clean the front window even if we wanted to!)....This 'access site? 'provides NO INFORMATION!!?....does it have a point?...I trust I will not recieve a reduction on my 2013 coucil tax bill (3.9%increase- convenient or what?)...yet if I had undertaken repairs/upgrades to my family home I would be NOW be facing threats and financial penalties for not completing work in reasonable time. do you have a useful comment to make?. P.S. Has anyone considered the risk of light strike with all this metal work???...'just a thought!'

MANCHESTER
CITY COUNCIL

Confirmation of neighbour notifications, consultation letters, site notice and adverts for application 101791/FO/2013/N1

Standard Consults

Date Printed: 14 March 2013 **Date of Expiry:** 4 April 2013

Neighbour notifications

Date Printed: 14 March 2013 **Date of Expiry:** 4 April 2013

Site Notice

No site notice has been produced.

Press Advert

No press advert has been produced and published.

MANCHESTER
CITY COUNCIL

Planning

Linda Marciniak
Telephone: (0161) 234 4636
l.marciniak@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier
26 Rushberry Avenue
Manchester
M40 0GL

Date: 14 March 2013

Dear Sir/Madam,

This letter is to let you know about the following planning application:

Application number: 101791/FO/2013/N1
Description: External insulation works
Location: Various Properties Within The Boundaries Of Moston Mill Housing Estate, Off Blandford And Pleasington Drives, Charlestown, Manchester, M40 0HP

Information regarding this planning application can be viewed and commented on via the City Council's website at www.manchester.gov.uk/planning/publicaccess. Alternatively, details can be viewed at the Customer Service Centre between 8:00 am and 5:00 pm, Monday to Friday at Number One First Street, Manchester M15 4FN.

If you have any comments to make, please write to me by **4 April 2013**. There are notes on the back of this letter that may help you decide what you want to say. All replies are carefully considered before any decision is made.

Many decisions are taken by me on the Council's behalf. The others are taken by the Planning & Highways Committee, and you may attend their meetings and speak if you wish. If you contact the office, you can find out what will happen in this case and get any other information you need.

Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in these reports. If you wish to see the planner dealing with the application, which in this case is **Linda Marciniak**, you are advised to make a prior appointment. I will not usually acknowledge receipt of your comments. You can use the Public Access system to track the progress of this application and find out the decision.

Yours faithfully,

Julie Roscoe
Head of Planning

How to make the most of this notification
Manchester City Council wants everyone who lives or works in the City to have a say in how it develops. You may want to support, or object or just comment on the application identified overleaf. These questions and answers should help you do this.

Who can comment on planning applications?
Anyone, but it's better if comments are made in writing.

Who is notified?
The Council's planning staff have to decide, using government guidelines. We send out individual letters (like this one) to people who might be directly affected by a proposal. Sometimes, notices are also put up near the site or in newspapers.

Who looks at my response?
The officer dealing with the planning application and other planning staff. *Remember*, anyone, including the person applying for planning permission, is entitles to read your letter. If the application is to be decided by a Committee (elected members of the City Council), your views and others will be summarised in a written report, available for public inspection a few days before the Committee meets.

Will my views make any difference to the decision?
They might – the Council has a legal duty to consider the views of the public but your views must be *relevant to planning*.

How do I know what's "relevant to planning"?
Planning is mainly concerned with the physical aspects of the way land and buildings are used. Issues such as levels of activity, appearance, parking, noise, traffic or overlooking *are* relevant. Examples of issues which are *not* relevant include: due effect on property values or fears of commercial competition. If it wants to refuse planning permission, the Council has to be able to show that some harm will result. The City of Manchester Unitary Development Plan, also known as the Manchester Plan or the UDP, is the starting point for all our decisions. You can look at this in your local library, at the Town Hall or on the Council's website.

Can I get more advice?
Yes, just contact the planning officer named in this letter about how to have your views properly considered.

Can I appeal if I don't like the decision?
No. Only the person who makes the application can appeal (to the Secretary of State).

Can I complain if I don't like the way I've been treated?
Yes. The Council has a leaflet about how to complain and details are available online. We always deal with complaints quickly.

ম্যানচেষ্টার সিটি কাউন্সিল থেকে পাঠানো এই চিঠিতে অত্যন্ত গুরুত্বপূর্ণ তথ্য রয়েছে। এটা বুঝতে অসুবিধা হলে কারো সাহায্য নিন অথবা ট্রান্সলেশন অ্যান্ড ইন্টারপ্রিটেশন সার্ভিসকে ২৩৪ ৩১৯৩ নাম্বারে ফোন করুন।

यह पत्र मानचैस्टर सिटी काउंसिल की तरफ से है और इसमें बहुत महत्वपूर्ण जानकारी दी गई है। यदि आपको यह जानकारी समझने में कठिनाई हो रही है तो किसी व्यक्ति से कहें कि आपकी सहायता करे या आप ट्रांसलेशन एन्ड इंटरप्रिटेशन सर्विस को 234 3193 नम्बर पर फोन करें।

આ પત્ર માંચેસ્ટર સિટી કાઉન્સિલ તરફથી છે તેમજ તેમાં ખૂબજ અગત્યની માહિતી આપેલી છે. જો આપને આ પત્ર વાંચવામાં મુશ્કેલી જણાય તો કોઈપણ વ્યક્તિને સહાય માટે પૂછો અથવા ટ્રાન્સલેશન એન્ડ ઈન્ટરપ્રિટેશન સર્વિસનો, 0161 234 3193 નંબર પર ટેલીફોન દ્વારા સંપર્ક સાધો

ਇਹ ਚਿੱਠੀ ਮਾਨਚੈਸਟਰ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਹੈ ਅਤੇ ਇਸ ਵਿਚ ਦਿੱਤੀ ਜਾਣਕਾਰੀ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਿਲ ਆਉਂਦੀ ਹੈ ਤਾਂ ਕਿਸੀ ਕੋਲੋਂ ਸਹਾਇਤਾ ਲਵੋ ਜਾਂ ਲਿਖਤੀ ਅਤੇ ਜ਼ੁਬਾਨੀ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸੇਵਾ (ਟ੍ਰਾਂਸਲੇਸ਼ਨ ਅਤੇ ਇਨਟਰਪ੍ਰਿਟੇਸ਼ਨ ਸਰਵਿਸ) ਨੂੰ ਟੈਲੀਫੋਨ ਨੰਬਰ 2343193 ਤੇ ਫੋਨ ਕਰੋ।

Xaashidaani waxay ka soo baxday Golaha Degaanka Magaalada Manchester, waxaana ku qoran warar muhiim ah. Haddii ay kuugu adag tahay garashadeeda su'aal qof ku caawiya adiga ama telefoon u soo dir Adeega Tarjumaanida iyo Af-Celinta lambarka 234 3193.

یہ خط مانچسٹر سٹی کونسل کی طرف سے ہے۔ اس میں بہت ضروری معلومات دی گئی ہیں۔ اگر آپ کو اسے سمجھنے میں مشکل پیش آرہی ہے تو کسی کو اپنی مدد کیلئے کہیں یا ترجمے کی سروس کے ساتھ 234 3193 پر رابطہ قائم کریں۔

VALID

NEW PLANNING APPLICATION PROFORMA

Application Reference: 101791/FO/2013

Planning Portal Reference: PP-02494603

Various properties within the boundaries of Hosken Mill Housing Estate, off Blandford and Pleasington Drives

Site Address: ~~2 Ancaster Walk~~, Charlestown, Manchester, M40 0HP

✓ Contain X
HSE X
Flood X

Date Received: 1 March 2013

REGISTER ? **YES** ☑ **NO** ☐

From which date is the application valid? 7/3/13

Please ensure you have completed the EIA questions within Uniform

Title/Description – any changes required?

We are undertaking External Wall Insulation works to 159 Northwards Housing Homes (social housing). We are, as part of a Green Deal Go Early' Programme, also attempting to sign up as many private properties to the scheme as possible to have the same works undertaken. This application is to cover those homes.

Further Information Required

T339 advice

See ufo 7/3/13

Consults Identified ? **YES** ☐ **NO** ☑ (see separate sheet)

Date to Team 7.3.2013

Date Returned to TST 4.3.13 8.3.2013

Case Officer L. Marcinkiak

FOR TST USE ONLY

Action Needed:

MANCHESTER CITY COUNCIL AREA TEAM
CONSULTATIONS OF PLANNING APPLICATION

Location: 2 Ancaster Walk **Application No:** 101791/FO/2013

Advertising: YES / NO Sent ..... Adv ..... Exp ..... **Site Notice: YES / NO**

Code: CAA CON DEP ENV LBA LBC LBD LPA MAJ PI (Public Interest) RTW

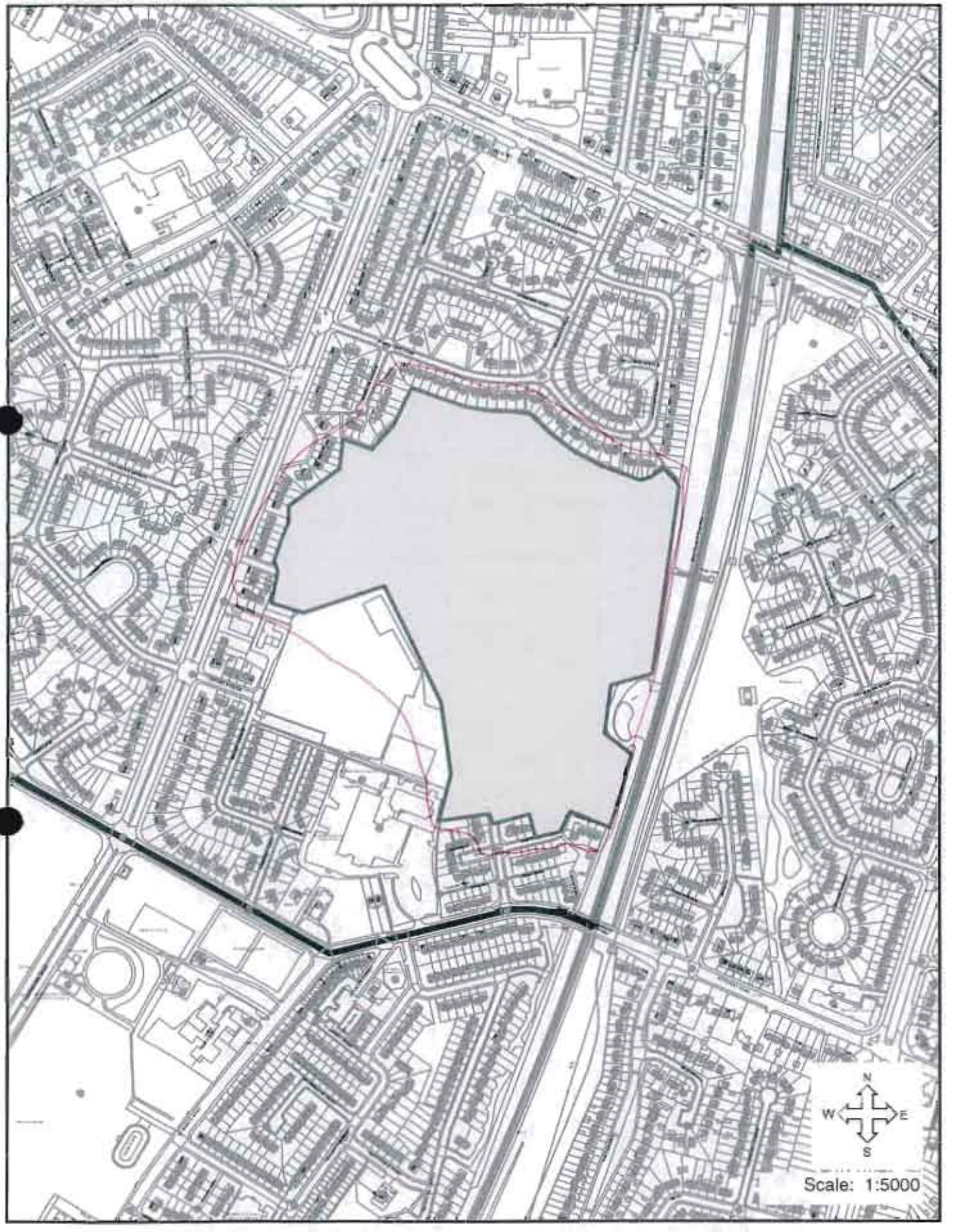
Consultee	Code	✔	State plans / documents to be sent	Sent	Check
Neighbours		✓	See attached plan No of blank copies required		
Internal Consultees (I)					
Highway Services	IHGHSV		**Via Email**		
Corporate Property	ICPROP				
Environmental Health	IENVH				
Contaminated Land	ICLAND				
Housing	IHOUSE				
Ward Coordinator			Specify ward		
Neighbourhood Serv–Trees	ITREE				
E & O – Refuse / Sustainability	IREFS		**Letter Only**		
Special Needs Consultees	ISHOUS				
Regeneration Team Letter only	(select)		**City** (ICITYR) / **NEM** (INEM) / **North** (INMR) **South – South SRF Area** (ISMR) / **South – Central SRF Area** (ISMRC) **Wythenshawe** (IWRT)		
Other Internal (please specify)					
Statutory Consultees (S)					
English Heritage	SEHNW		**Via Email**		
Environment Agency	SENV		**Via Email**		
Big Six					
CABE	SCABE				
Transport for Greater M/cr	STFGM		**Letter Only**		
Canal & River Trust	SWATCA		**Via Email**		
Greater Manchester Police	SGMP		**Via Email**		
Greater Manchester Archaeological Advisory Service	SGMAU		**Via Email**		
Other Statutory (please specify)					
Interested Parties (P)					
GM Ecology	P0ECOL				
Civic Societies (please specify)					
Other Interested Parties (please specify)					
Residents Groups / Associations (R)					
Please specify					
Government Departments / Bodies (G)					
Please specify					

For Technical Support Use: Check

Neighbours Consults Completed	**Yes**	✓	**Not Required**		**Officer Completing**	
Statutory Consults Completed	**Yes**	✓	**Not Required**			
Advert Completed	**Yes**		**Not Required**		**Date**	

Julie Roscoe
Head of Planning

MANCHESTER
CITY COUNCIL



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Date plan produced: 14-Mar-13

wetherby
creating a greener future

Specification Ref: S_12-12443

System Description: WBS External Wall Insulation System Incorporating 30mm EPS Premium Insulation & Spar Dash Finish Applied to Timber Frame filled with 80mm EPS Premium sheathed in 10mm OSB

Project Name: Moston Mill Estate, Manchester

Date: 09 October 2012

Technical Manager: Steve Kilbride

Contact Detail: [redacted]

PLANNING AND BUILDING CONTROL
07 MAR 2013

M
Surface finishes

M21
Insulation with rendered finish

M21 Insulation with rendered finish

To be read with Preliminaries/General conditions.

GENERAL/ SYSTEM REQUIREMENTS

120 SURVEY OF EXISTING WALLS

- Timing: Before starting work covered in this section.
- Objective: To confirm suitability for application of external wall insulation system.
- Survey report: Submit, covering all relevant matters listed below:
  - The form and condition of the structural substrate.
  - A schedule of repairs and/ or additional works necessary to render the substrate suitable to receive the system.
  - A schedule of services, fixtures and fittings requiring removal to facilitate installation of the system.
  - Proposals for treatment of potential cold bridges, e.g. reveals, concrete floor edges.
  - Any other information considered relevant.

160 REMEDIAL WORK

- Remedial work shown to be necessary by survey: Employer's responsibility.

180 STRUCTURAL SUBSTRATE

- Description: Timber Frame filled with 80mm EPS Premium sheathed in 10mm OSB.
- Preparation:
  Remove any existing loose material and dub-out the surface level, ready to receive the render system. Treat areas of moss, algae and mould growth with WBS Fungicidal Treatment. Dense smooth surfaces may require treating with WBS Stabilising Solution / Bonding Agent to ensure adequate adhesion.

210C EXTERNAL WALL INSULATION SYSTEM

- Manufacturer:

Wetherby Building Systems Ltd.
1 Kid Glove Road
Golborne Enterprise Park
Golborne
Greater Manchester
WA3 3GS

Tel: 01942 717100
Fax: 01942 717101

Email: info@wbs-ltd.co.uk.
Web: www.wbs-ltd.co.uk.

- System Reference: WBS EPS Premium External Wall Insulation System.

- Location: External Walls. Refer to Drawings.

- Substrate: Timber Frame filled with 80mm EPS Premium sheathed in 10mm OSB.
  - Fungicidal Wash. Not Required.
  - Stabilising Solution / Bonding Agent: Not Required.

- Movement Joints: As per drawings.

- Fire Breaks: Not Required.

- Insulation: WBS EPS Premium Insulation Boards.
  - Thickness: 30mm.
  - Board Size: 1200 x 600mm.
  - Density: 20 Kg/m³.
  - Minimum Compressive Strength: 70 KN/m².
  - Thermal Conductivity: 0.032 Wm²/K.
  - Performance in relation to fire:
    - Flame Retardant Grade.
    - Class E (BS EN 13501-1:2002)
  - Environmental:
    - CFC / HCFC Free.
    - Zero ODP.
    - GWP Less Than 5.

PLANNING AND BUILDING CONTROL
07 MAR 2013

- Fixing: Mechanical Only.
  - Insulation Adhesive: N/A.
  - Fixing Type: VBA Screw 50mm & SBHT Cap.

- Reinforcement: WBS Alkali Resistant Scrim Cloth incorporated into top third of the scrim adhesive.
  - Reinforcement Adhesive: Wetherby Premium Scrim Adhesive.
  - Secondary Fixing: Not Required.
    - Fixing Type: N/A.

- Decorative Finish:
  - WBS DA2 High Polymer Dash Receiver.
    - Colour: TBC.
  - WBS Dry Dash Aggregate (3-8mm).
    - Colour: TBC.

- Beads / Trims / Accessories.
  - Wetherby Bellcast Bead Ref: WBS 65N Powder Coated Galvanised Steel Bellcast Bead fixed to substrate at 300mm centres.
  - Wetherby Corner Reinforcement Ref: WBS 18N expanded powder coated galvanised steel corner bead.
  - Wetherby Sealing Tape: Pre-compressed, expanding waterproof sealing tape (2-6mm joint widths) for abutments to cills, soffits and other surfaces.

- Accessories:
  WBS 80 Powder Coated Galvanised Steel Stop Bead.
  WBS 80/80 Powder Coated Galvanised Steel Movement Joint Bead
  WBS Silicone Sealant.

310 DESIGN

- Complete the detailed design of system and associated features shown on drawings: Complete to meet requirements of this specification. Refer to drawings.

320 INTEGRITY

- Installation requirements:
  - Weathertight under all anticipated conditions.

- Capable of resisting all dead loads and design live loads, including impact and wind loads, and accommodating all thermal movements without damage.

330 IMPACT LOADING
- Impact resistance of finished walls: Resistance to hard body impacts (3 joules to 10 joules) and to perforation shall be: Wetherby Standard Reinforcing Mesh.

340 WIND LOADING
- Design wind loads: The system shall be designed to withstand all design wind loads.

360 SAMPLES
- Procedure: Submit samples/ examples of designated items for approval. Keep approved samples on site for the duration of the contract for inspection/ comparison purposes.
- Designated items: WBS Spar Dash Finish.

370 UNIFORMITY OF COLOUR AND TEXTURE
- Type/ proportion of constituent materials: Unchanged once samples of coatings have been approved.
- Supplies of materials: Sufficient to give consistent and uniform colour and texture.
- All materials shall be manufactured and supplied in accordance with BS EN ISO 9001: 2008.
- WBS renders and mortars are pre-blended during the manufacturing process by the supplier, although care should be taken to ensure colour uniformity between individual batches of material.

390 AVOIDANCE OF COLOUR SHADING
- To minimise the risk of variations in colour shade and to avoid dry line jointing, decorative finishes should be applied continuously without a break.
- Where breaks are unavoidable, they should be made where services or architectural features such as the lines of doors, windows, reveals or drainpipes help to conceal the position of the joint.
- Material sharing the same batch number should be used to complete an entire elevation where possible.
- Material with different batch numbers should be checked for colour consistency.

INSTALLATION

410A INSTALLATION
- Installer: The system shall be installed by a specialist contractor approved for the project by Wetherby Building Systems Ltd.

415C EWI DASH APPLICATION
- Attach base rails horizontally at the base of the system, true to line and level and in full lengths where possible. Wetherby base rails to be fixed at 300mm centres with additional fixings at 50mm from each end. Packing shims to be used where required to ensure base rail is true to line and level.
- Attach full system stop beads where required, true to line and level. Fix stop beads at 300mm centres with additional fixings 50mm from each end. Fix all other system trims and flashings in place at 300mm centres ensuring they are true to line and level.
- Position insulation boards horizontally to the substrate and ensure they are line and level. Stagger all vertical joints. Ensure no joints in boards at corners of windows and doors and all boards are interleaved at external corners. All joints must be tightly butted to eliminate thermal breaks.
- Where the insulation boards butt up against dissimilar materials, supply and install WBS Sealing tape to the adjacent surface and fit the boards tight against the seal ensuring full compression of the tape.
- Fix boards mechanically to the substrate using approved WBS fixings at a rate of 8 - 9 fixings per m² in accordance with WBS fixing patterns. Fixings shall be installed so that the fixing head is flush with the insulation board surface.

- Apply the WBS Basecoat to an even thickness of 4-6mm.
- Bed the Mineral Fibre Mesh into the top third of the basecoat, overlapped by 75mm. Mesh to be kept taught and fixed from top downwards. No laps within 150mm of any reveal or corner. Ensure mesh is covered by the basecoat.
- Bed 200mm x 200mm off cuts of mesh positioned at 45° to window opening corners.
- Apply the remaining surface render beads.
- Lightly scratch basecoat surface when hardened with a scratch comb to provide a key for finishing coat.
- Allow basecoat to fully dry.
- WBS Polymer Topcoat Render – Dash Receiver.
- Apply the dash receiver at a thickness of 8-10mm ensuring that it is finished proud of all profiles.
- A darby or straight edged tool may be used to ensure a relatively uniform thickness, which can be smoothed out using a plastic float.
- Complete individual surfaces in one operation where practical. Where this is not possible, work joints are to be agreed with the Architect.
- Apply WBS Aggregate by evenly throwing onto the render in an upwards motion whilst it is still wet to give a uniform finish.

420 ADVERSE WEATHER

- Materials/ Surfaces: Do not use frozen materials and do not apply materials to frost bound substrates.
- Adhesives/ Mortars/ Renders: Do not apply when air temperature is at or below 5°C on a falling thermometer or below 3°C on a rising thermometer where temperatures are expected to stay above 5°C for an extended period.
- Do not apply materials when the air temperature, or wall surface is in excess of 30°C without protection of the surface.
- Temperature of the work: Maintained above minimum level recommended by manufacturer until adhesive/ mortar/ render has fully hardened.
- Drying Times: Drying times of decorative finishes, particularly pre-mixed water based materials, may be greatly extended during periods of low temperature and/or high relative humidity.
- Newly rendered surfaces: Protect newly rendered surfaces against rain, snow or other precipitation. Ensure that material is protected from frost, wash-offs, etc.
- Application of renders, mortars or decorative finishes shall not be carried out on elevations where summer strength sunlight is hitting the area square on, for prolonged periods without affording protection.
- Coatings damaged by rain or frost: Remove and replace.

430 SUBSTRATES

- Condition before pre-treatment/ application of coatings: Structurally sound, adequately true to plumb line and level. Dry, free from contamination by dirt, dust, efflorescence or other deleterious substances, and in a suitable condition to receive specified coatings.

440 ON SITE PULL OUT TESTS ON FIXING PINS

- Objective: To prove suitability of structural substrate and determine size and number of fixings required.
- Pull out test load: 3 x design load.
- Period of notice: Five working days.

490 CONSTRUCTION/ MOVEMENT JOINTS

- Location: As shown on drawings.
- Formation: Accurately to detail.
- Modifications to joint locations/ design: Agree revisions before proceeding.

520 SUPPORTS FOR SERVICES/ FITTINGS

- Supports for soil and rainwater pipes, signs, CCTV cameras, etc: Provide in locations shown

on the drawings.
- Type: timber patresses same thickness as the insulation, fixed back to the load-bearing background using proprietary countersunk stainless steel screws or other non-corrodible fixings. Timber patress to be no more than 200 x 200mm.
- No load is to be transferred to the insulated render system.
- Alternatively, sleeved fixings shall be installed into the load-bearing background after completion of the render works in accordance with the manufacturer's recommendations.

530 SEALANT JOINTS
- Sealant: Type recommended by system manufacturer.
- Joints: Formed in accordance with section Z22 and system manufacturer's recommendations using any necessary joint fillers, backing strips, etc.

540 STORAGE OF MATERIALS
- Adequate dry weatherproof and ventilated storage shall be provided for materials.
- All materials shall be protected against frost.
- Cementitious products shall be stored off the floor.
- Renders to be stored in temperatures of at least 5°C.

550 INSPECTION OF COMPLETED INSTALLATION
- Timing: As soon as possible after completion of the work and before removing scaffolding.
- Notice for inspection (minimum): 7 working days.
- Defects: Report immediately.

570 MATERIALS AND SITE CONDITIONS
- All materials shall be provided for the proper and efficient execution and completion of the works.
- Materials shall be mixed, applied and fixed in accordance with the relevant clauses of the specification and the manufacturer's instructions.
- A clean, fresh supply of water shall be provided for the works, via the management contractor.
- Suitable scaffolding that has a gap of 300mm (all scaffold items) from the elevation surface in order to facilitate application requirements, shall be provided, erected, maintained and later removed for the proper and efficient execution and completion of the works.
- All necessary temporary supports for drains, water pipes, gas pipes, electrical cables and telephone cables, shall be provided and maintained until the permanent supports are reinstated.
- Temporary flexible tubing shall be provided for the efficient discharge of rainwater from the buildings to protect the system during the progress of the works.

580 CLEANLINESS OF WORKS
- Protect all existing works, approaches and adjacent surfaces including windows and doors, etc. using suitable sheeting, boards, covers etc.
- Remove all splashes, droppings, etc. from completed works immediately and before drying takes place.

590 CONTROL OF POLUTION
- All debris and rubbish arising from the Works shall be removed off site from time to time to keep the site and Works clean and tidy. All measures shall be taken to control the noise levels produced by the operatives on site to comply with the Control of Pollution Act. Precautions should be taken to prevent pollution of any river watercourse, reservoir, drainage or the like by the operatives on site.

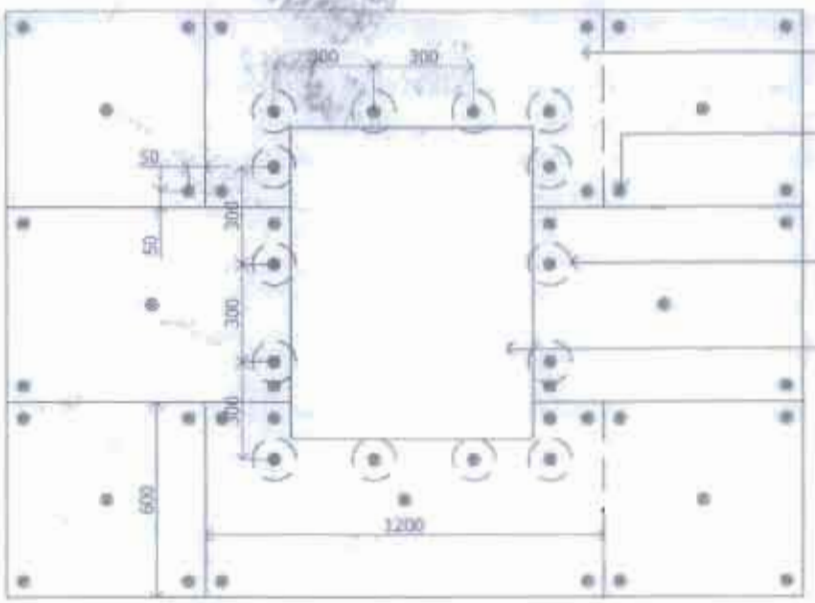
950 BS EN ISO 9001: 2008 QUALITY MANAGEMENT SYSTEMS
The Manufacture and Supply of the WBS External Wall Insulation System must comply to the requirements of BS EN ISO 9001: 2008 in the following areas:-
- Training of Applicators: The Application of the WBS External Wall Insulation System

shall be undertaken by Approved contractors who have been trained in the installation of the System.

- Technical Services: A Technical Service facility shall be provided to ensure adherence to Specification.
- Quality Control: All component parts of the External Wall Insulation System must comply with the requirements of BS EN ISO 9001: 2008 in the area of Quality Control.

960 BS EN ISO 14001: 2008 ENVIRONMENTAL MANAGEMENT SYSTEMS
The Supply of the WBS External Wall Insulation System must comply to the requirements of BS EN ISO 14001: 2004.

Wetherby EWI Fixing Pattern



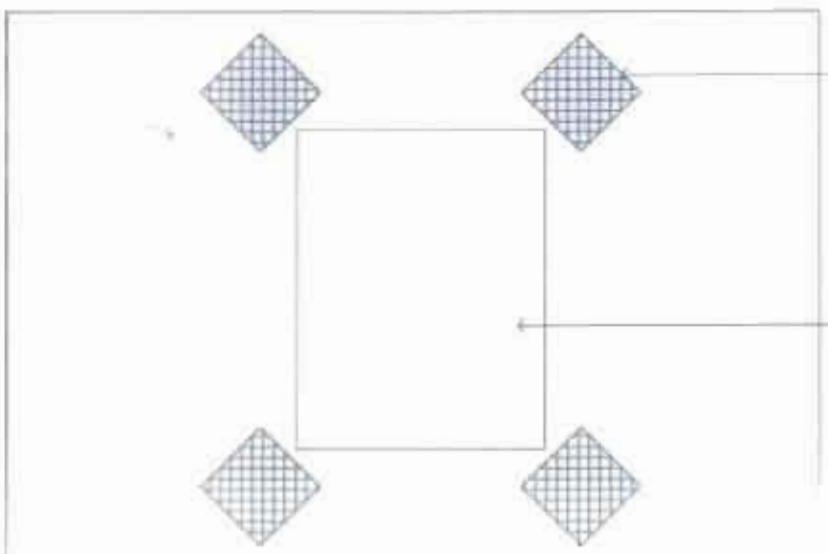
1200x600mm WBS approved Insulation boards

WBS approved insulation fixings 1 in each corner of the board set in 50mm in each direction and 1 in the centre of each board

Additional fixings at 300mm centres around the window opening

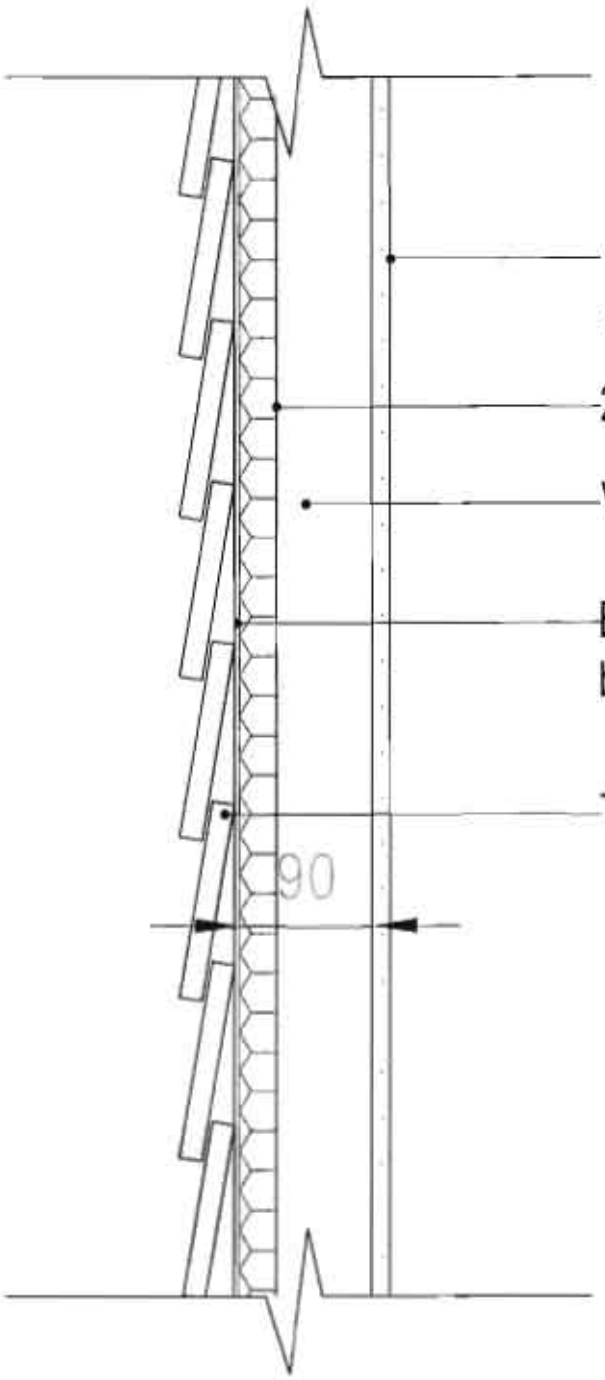
Window / door opening

N.B. 1 fixing per m2 must be installed through the glass fibre mesh where mineral fibre is the chosen insulant. 100 x 100mm scrim patch to be applied over fixing head



200x200mm glass fibre reinforcing mesh scrim bedded in adhesive to all window/door corners on top of main reinforcing coat

Window / door opening



Existing Wall Section

PLANNING AND BUILDING CONTROL
07 MAR 2013

Northwards Housing
North Manchester's Council Homes
Northwards Housing Property Services
Hendham Vale Industrial Park
Unit 11, Vale Park Way
Manchester, M8 0AD
Tel: 0161 227 3240 / 3243
Fax: 0161 205 4279

Project: External Insulation
Moston Mill Timber Clad Properties

Date: Apr 2012 | Scale: 1:5 | House Type:

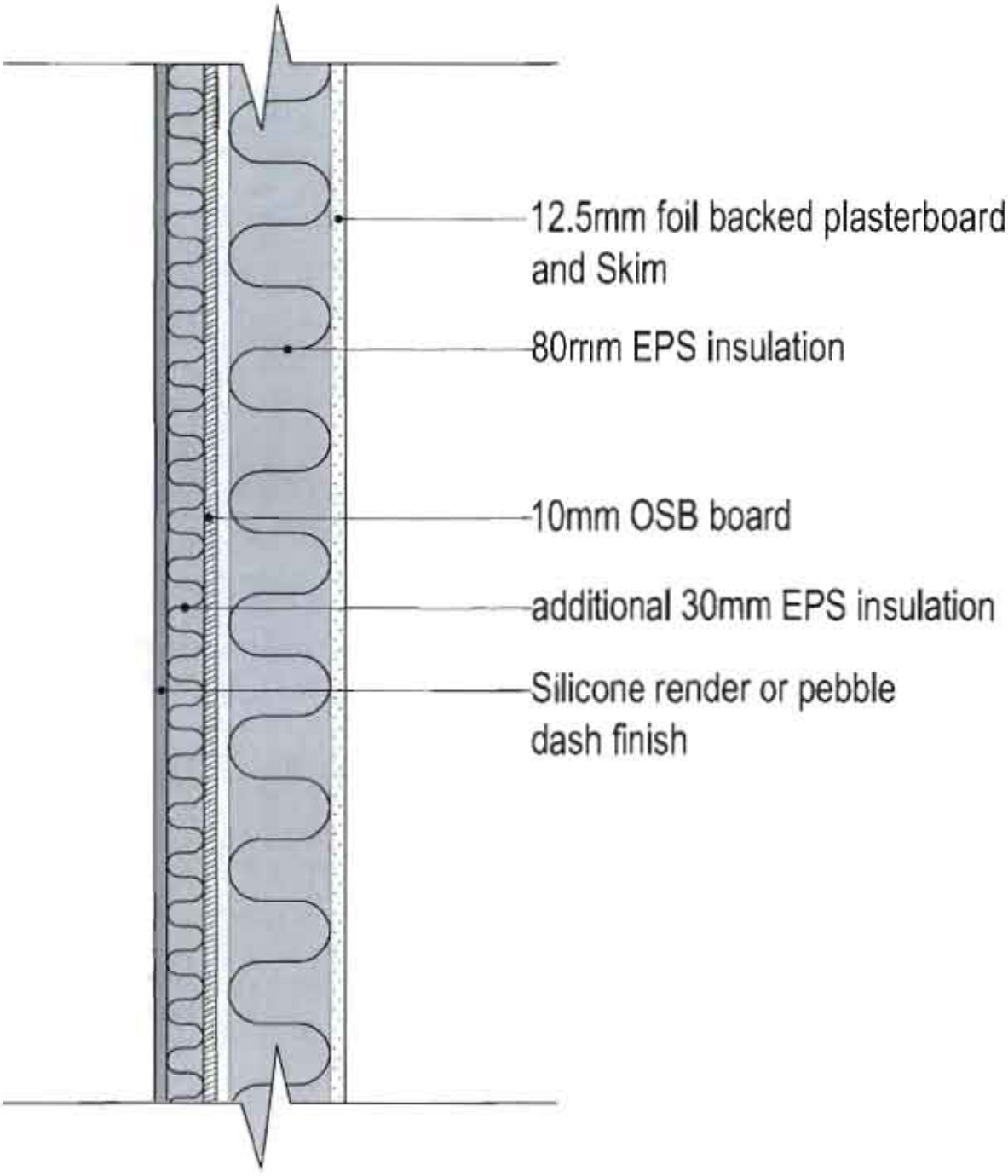
Interstitial condensation - main results
Calculation according BS EN ISO 13788

No condensation is predicted at any interface in any month.

Climcatic conditions
Location: Manchester Airport; Humidity class according BS EN ISO 13788 annex A: Dwellings with low occupancy

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Internal temperature [°C]	Ti	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Internal rel. humidity [%]	phi_i	59.4	58.3	57.0	55.4	55.5	60.1	63.8	64.8	63.1	61.9	59.8	60.0
External temperature [°C]	Te	4.2	4.1	5.8	7.8	11.3	14.1	16.1	15.8	13.3	10.3	6.7	5.2
External rel. humidity [%]	phi_e	83.0	80.0	76.0	71.0	68.0	71.0	72.0	74.0	77.0	81.0	82.0	84.0

PLANNING AND BUILDING CONTROL
07 MAR 2013



Proposed Wall Section

Northwards Housing
North Manchester's Council Homes
Northwards Housing Property Services
Hexham Vale Industrial Park
Unit 11, Vale Park Way
Manchester, M8 0AD
Tel: 0161 227 3240 / 3243
Fax: 0161 205 4279

Project: External Insulation - proposed
Moston Mill Timber Clad Properties

Date: July 2012 | Scale: 1:5 | House Type:

Surface temperature to avoid critical surface humidity
Calculation according BS EN ISO 13788

Location: Manchester Airport; Humidity class according BS EN ISO 13788 annex A: Dwellings with low occupancy

		1	2	3	4	5	6	7	8	9	10	11	12
	Month	Te [°C]	phi_e —	Ti [°C]	phi_i —	pe [Pa]	delta p [Pa]	pi [Pa]	ps(Tsi) [Pa]	Tsi,min [°C]	fRsi —	Tsi [°C]	Tse [°C]
•	January	4.2	0.830	20.0	0.594	684	704	1388	1735	15.3	0.701	19.0	4.4
	February	4.1	0.800	20.0	0.583	655	708	1363	1704	15.0	0.685	19.0	4.3
	March	5.8	0.760	20.0	0.570	701	633	1333	1666	14.7	0.623	19.1	5.9
	April	7.8	0.710	20.0	0.554	751	544	1294	1618	14.2	0.524	19.2	7.9
	May	11.3	0.680	20.0	0.555	910	388	1298	1622	14.2	0.337	19.5	11.4
	June	14.1	0.710	20.0	0.601	1142	263	1405	1756	15.5	0.231	19.6	14.2
	July	16.1	0.720	20.0	0.638	1317	174	1491	1863	16.4	0.075	19.8	16.1
	August	15.8	0.740	20.0	0.648	1328	187	1515	1894	16.6	0.201	19.7	15.8
	September	13.3	0.770	20.0	0.631	1175	298	1474	1842	16.2	0.435	19.6	13.4
	October	10.3	0.810	20.0	0.619	1014	432	1446	1808	15.9	0.579	19.4	10.4
	November	6.7	0.820	20.0	0.598	804	593	1397	1746	15.4	0.652	19.2	6.6
	December	5.2	0.840	20.0	0.600	743	659	1402	1752	15.4	0.691	19.1	5.3

- The critical month is January with $f_{Rsi,min}$ = 0.701
  f_{Rsi} = 0.938

$f_{Rsi} > f_{Rsi,max}$, the component complies.

Nr Explanation

1 External temperature
2 External rel. humidity
3 Internal temperature
4 Internal relative humidity
5 External partial pressure $p_e = \phi_e * p_{sat}(T_e)$; $p_{sat}(T_e)$ according formula E.7 and E.8 of BS EN ISO 13788
6 Partial pressure difference. The security factor of 1.10 according to BS EN ISO 13788, ch.4.2.4 is already included.
7 Internal partial pressure $p_i = \phi_i * p_{sat}(T_i)$; $p_{sat}(T_i)$ according formula E.7 and E.8 of BS EN ISO 13788
8 Minimum saturation pressure on the surface obtained by $p_{sat}(T_{si}) = p_i / \phi_{si}$
where ϕ_{si} = 0.8 (critical surface humidity)
9 Minimum surface temperature as function of $p_{sat}(T_{si})$, formula E.9 and E.10 of BS EN ISO 13788
10 Design temperature factor according 3.1.2 of BS EN ISO 13788
11 Internal surface temperature, obtained from $T_{si} = T_i - R_{si} * U * (T_i - T_e)$
12 External surface temperature, obtained from $T_{se} = T_e + R_{se} * U * (T_i - T_e)$

Condensation risk analysis - summary of main results
Calculation according BS EN ISO 13788

✓ Surface temperature to avoid critical surface moisture:
No danger of mould growth is expected.

✓ Interstitial condensation:
No condensation is predicted at any interface in any month.

Interstitial condensation and evaporation per month gc [g/m²]



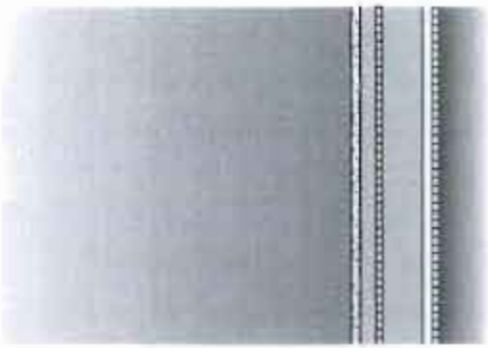


Component, condensation range

PLANNING AND BUILDING CONTROL
07 MAR 2013

CRA calculations according to BS EN ISO 13788:2002 are used as a guide in predicting interstitial condensation. This methodology uses some simplifications of the dynamic processes involved and subsequently does have some limitations. Further information can be found in Information Paper IP 2/05 'Modelling and controlling interstitial condensation in buildings" Feb 2005.

OUTSIDE INSIDE



The list of material layers shown below may differ from those in the U-value calculation print out. Only material layers which are used in the Condensation Risk Analysis are listed.

This calculation of the Condensation risk analysis according to BS EN ISO 13788:2002 has been performed on a construction containing inhomogeneous layers. This calculation is only valid through the selected section. It is advisable that you should also select the alternative position and recalculate the Condensation Risk Analysis for a more complete assessment of the construction.

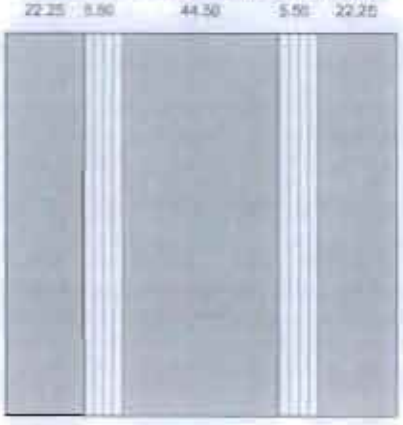
Assignment: External wall

Name	Thickn. [m]	lambda [W/(mK)]	Q	μ [-]	Q	sd [m]	R [m²K/W]
WBS Dash Finish	0.016	0.556		6.00		0.10	0.03
WBS EPS Premium	0.030	0.032		60.00		1.80	0.94
Oriented strand board (OSB)	0.010	0.130		30.00		0.30	0.08
WBS EPS Premium	0.080	0.032		60.00		4.80	2.50
Normal cavity - 20 mm, unventilated	0.020	0.139		1.00		0.02	0.14
Gypsum Plasterboard	0.013	0.250		4.00		0.05	0.05

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
C .. C: Data is entered and validated by the manufacturer or supplier.
D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946
Source: **own catalogue - Steve Kilbride**
Component: **Moston Mill Estate, Manchester**

Draft of the component (portion in %):



The inhomogeneous layer consists of two zones (A, B).
The portion is given in %.

A	22.25 + 44.50 + 22.25 consisting of material layers: 1, 2, 3, 4a, 5a, 6	= 89.00%
B	5.50 + 5.50 consisting of material layers: 1, 2, 3, 4b, 5b, 6	= 11.00%

Upper limit of the thermal transfer resistance R

$U_A\ [W/(m^2K)] = \frac{1}{(\Sigma R_{iA}) + R_{si} + R_{se}} = \frac{1}{3.74 + 0.13 + 0.04} = 0.26$

$U_B\ [W/(m^2K)] = \frac{1}{(\Sigma R_{iB}) + R_{si} + R_{se}} = \frac{1}{1.86 + 0.13 + 0.04} = 0.49$

$$R_T' = \frac{1}{A * U_A + B * U_B} = 3.55\ m^2K/W$$

Lower limit of the thermal transfer resistance R

R_{se} [m²K/W]		= 0.04
R_1" [m²K/W] = d_1/λ_1 =	0.016 / 0.556	= 0.03
R_2" [m²K/W] = d_2/λ'_2 =	0.030 / 0.032	= 0.94
R_3" [m²K/W] = d_3/λ_3 =	0.010 / 0.130	= 0.08
R_4" [m²K/W] = $d_4/(\lambda_{4a} * A + \lambda_{4b} * B)$ =	0.060 /(0.032 * 89.00% + 0.130 * 11.00%)	= 1.87
R_5" [m²K/W] = $d_5/(\lambda_{5a} * A + \lambda_{5b} * B)$ =	0.020 /(0.139 * 89.00% + 0.130 * 11.00%)	= 0.14
R_6" [m²K/W] = d_6/λ_6 =	0.013 / 0.250	= 0.05
R_{se} [m²K/W]		= 0.13

$$R_T'' = \Sigma R_i'' + R_{si} + R_{se} = 3.28\ m^2K/W$$

PLANNING AND
BUILDING CONTROL
07 MAR 2013

$R_T = (R_T' + R_T'')/2 = 3.41$ m²K/W

Correction to U-value for	according to	delta U [W/(m²K)]
Mechanical fasteners	BS EN ISO 6946 Annex D	~~0.000~~
Air gaps	BS EN ISO 6946 Annex D	~~0.004~~
Air gaps and fixings corrections need not be applied, as their total effect is less than 3% (Annex D BS 6946:1996)		0.000

$U = 1/R_T + \Sigma\Delta U = 0.29$ W/(m²K)

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
C .. C: Data is entered and validated by the manufacturer or supplier.
D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

SPEC DOCUMENTS

wetherby
creating a greener future

Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946
Source: own catalogue - Steve Kilbride
Component: **Moston Mill Estate, Manchester**

26. June 2012

OUTSIDE INSIDE



This illustration of inhomogeneous layers is provided only to assist in visualising the arrangement.

On the basis of the given information about the inhomogeneous layers, it is not possible to estimate how and where bearing elements intersect each other. It was assumed that the layers intersect crosswise. The size of the areas was calculated corresponding to their percentage of the whole area.

Assignment: External wall

		Manufacturer	Name	Thickness [m], number	Lambda [W/(mK)]	Q	R [m²K/W]
		Rse					0.04
☑	1	WBS	WBS Dash Finish	0.016	0.556		0.03
☑	2	WBS	WBS EPS Premium	0.030	0.032		0.94
		Fixings	Plastic insulation anchors No./m²:	8/m²	0.500		-
		Air gaps	Level 1: dU" = 0.01 W/(m²K)				
☑	3	Own catalogue	Oriented strand board (OSB)	0.010	0.130		0.08
☑	4	Inhomogeneous material layer	consisting of:	0.080	ø 0.043		1.87
	4a	WBS	WBS EPS Premium	89.00 %	0.032		-
		Air gaps	Level 1: dU" = 0.01 W/(m²K)				
	4b	BS EN 12524	Softwood Timber [500 kg/m³]	11.00 %	0.130		-
☑	5	Inhomogeneous material layer	consisting of:	0.020	ø 0.138		0.14
	5a	Own catalogue	Normal cavity - 20 mm, unventilated	89.00 %	0.139		
	5b	BS EN 12524	Softwood Timber [500 kg/m³]	11.00 %	0.130		
☑	6	Own catalogue	Gypsum Plasterboard	0.013	0.250		0.05
		Rsi					0.13
				0.169			

PLANNING AND BUILDING CONTROL
07 MAR 2013

[redacted]

[redacted]

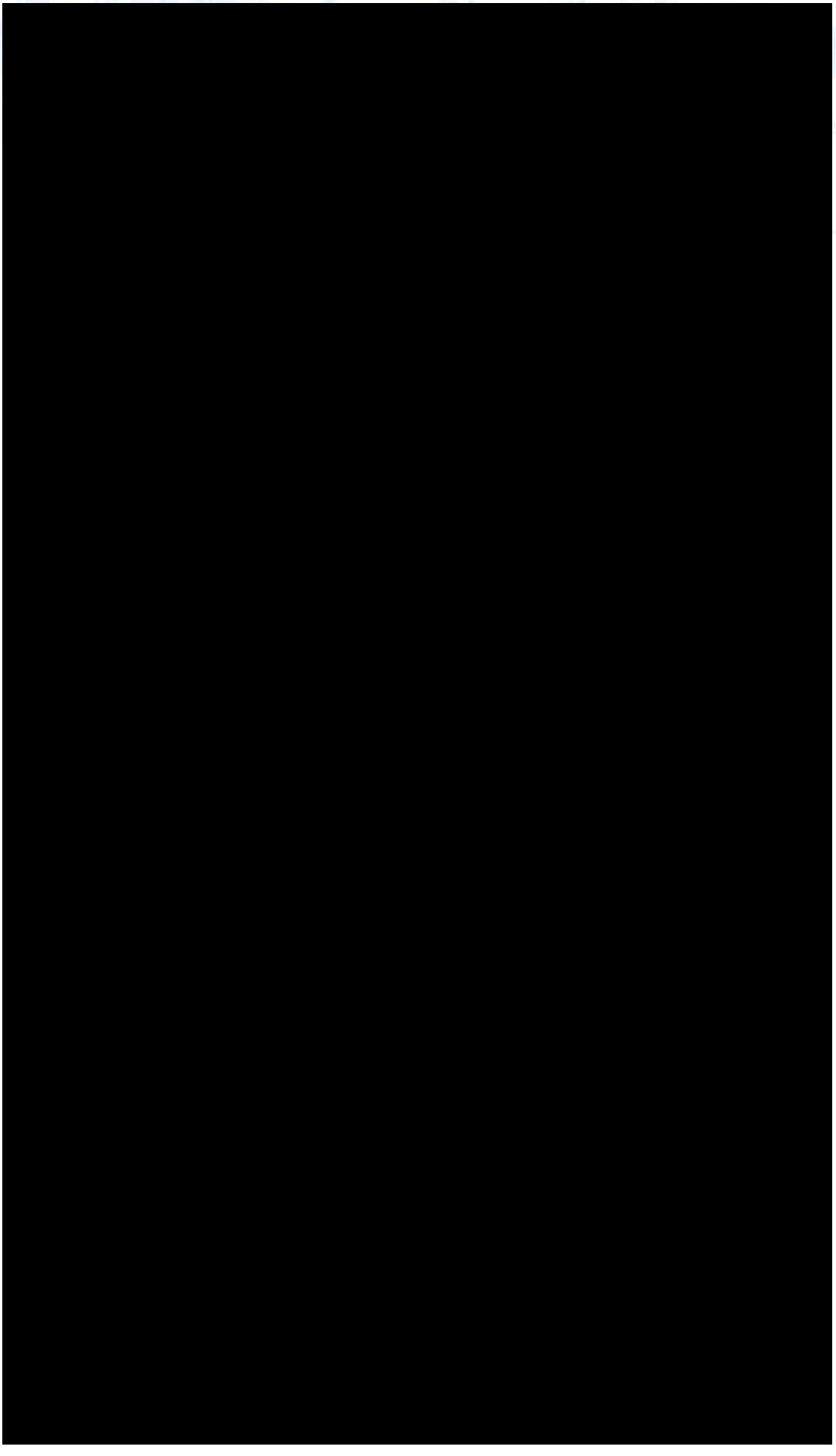
Interested in having work/quote done [redacted]

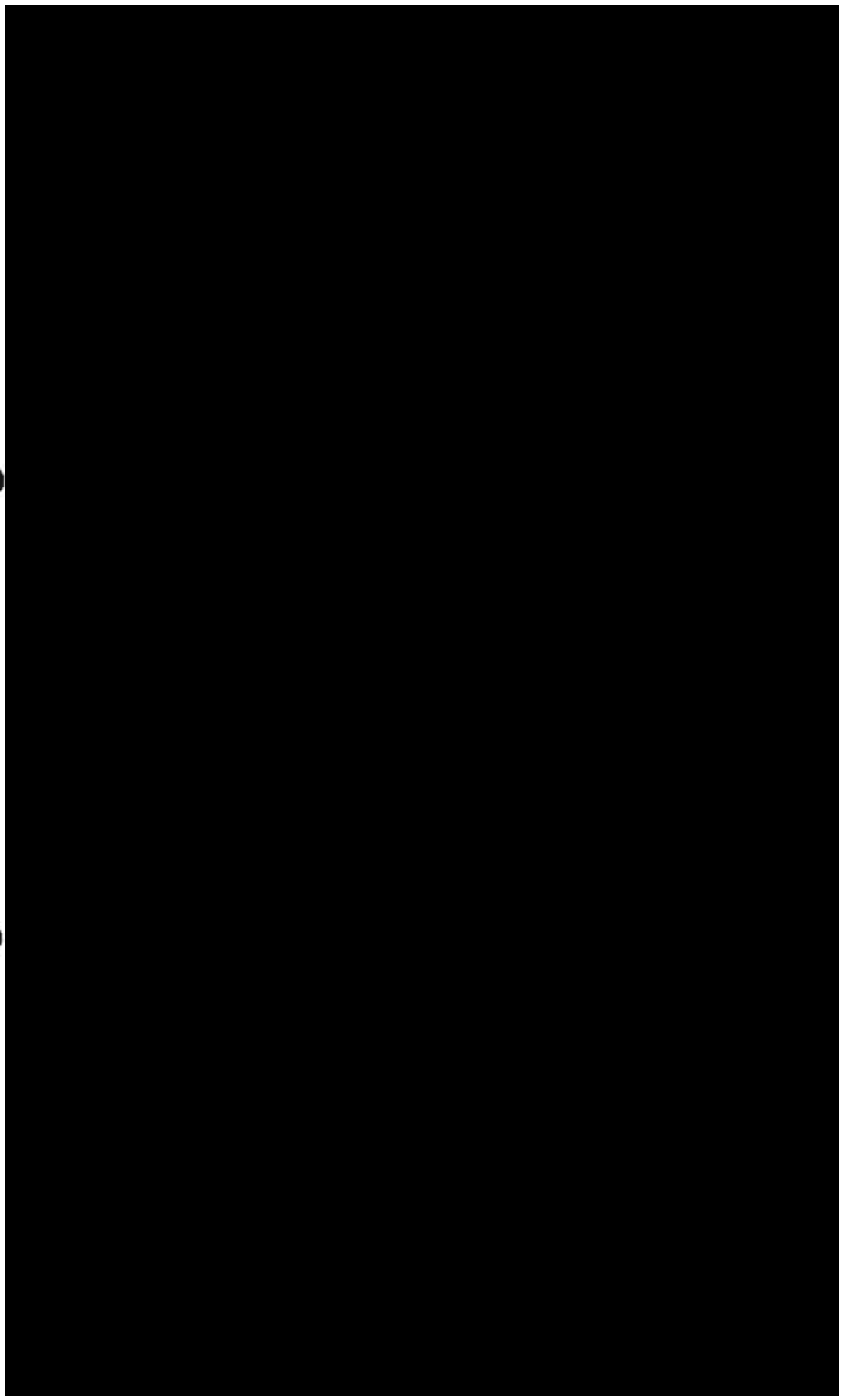
Quotations sent to residents [redacted]

Declined Offer/unable to go forward with works [redacted]

Accepted quotation and wishes to go ahead with works via loan [redacted]

Accepted quotation and wishes to go ahead with works self funding [redacted]





FULL LIST OF PRIVATE PROSPECTUS - UP TO 10 STILL INTERESTED BUT YET TO BE CONTACTED

[redacted]

ANNING AND
DING CONTROL
07 MAR 2013

notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.
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Please contact internet.administrators@manchester.gov.uk with any queries.

****

Elliot Simm

From: payments@Manchester.gov.uk
Sent: 28 February 2013 17:37
To: Elliot Simm
Subject: Payment Receipt

Thank you for your recent payment

This is an automated receipt sent in response to your recent payment. If you need to make any enquiries regarding this payment you will need to quote the receipt number(s) shown below.

Payment received 28/02/2013 05:37 PM

Enquiries to:

Telephone: 0161 234 5000
Email: InternetPayments@manchester.gov.uk

In writing to:
Finance Shared Service Centre
Manchester City Council
Corporate Services Department
PO Box 4314
Barlow House
Minshull Street
Manchester
M61 0AS

PLANNING AND BUILDING CONTROL
07 MAR 2013
101791

Receipt	Details\Reference	% Rate	VAT Amount	Gross Amount
ASB/0547089	Planning Portal PP-02494603_V1	0	£0.00	£339.00

Total charged to Mastercard card £339.00

VAT Number : 149151958

****
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This footnote also confirms that this email message has been swept for the presence of computer viruses
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Jackie Armstrong /Chief.Executives /MCC
13/03/2013 11:12

To Sue Killeen/Chief.Executives/MCC@MCC
cc
bcc
Subject Fw: Application number 101791/FO/2013 - MOSTON MILL

Match up please
Thanks
Jackie Armstrong
Technical Support Team Manager
Technical Support Team
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester M60 2LA
External Tel : 0161 234 4081
Internal Tel: 800 4081
Fax : 0161 274 7000
e-mail : j.armstrong@manchester.gov.uk
http://www.manchester.gov.uk
----- Forwarded by Jackie Armstrong /Chief.Executives/MCC on 13/03/2013 11:12 -----



Elliot Simm <Elliot.Simm@northwardshousing.co.uk>
13/03/2013 10:48

To "planning.tst@manchester.gov.uk" <planning.tst@manchester.gov.uk>
cc
Subject Application number 101791/FO/2013 - MOSTON MILL

FAO Julie Roscoe

Further to your letter dated 4 March, I have listed my comments below:

1) I dropped off the site edged red on 07/03/13 at First Street;

2) I dropped off the proposed elevation details on 07/03/13 at First Street;

3) Item 2 above also showed the colours available;

4) We do not have the final addresses of those properties who are going ahead with the works. I have attached the up to date address list that shows which properties may be going ahead with works. Do I need to submit notices for all these properties?

Cheers

Elliot Simm
Home Improvement Services Manager
Green Energy and Servicing Team
NORTHWARDS HOUSING
Unit 11, Hendham Vale Industrial Park, Vale Park Way, Manchester, M8 0AD

[redacted]

www.northwardshousing.co.uk
Registered Company - 05435061

Northwards Housing - a not for profit arms length management company managing City Council homes in North Manchester.

Confidentiality: This e-mail and attachments are intended for the above named only and may be confidential. If you have received this in error please notify the sender immediately then permanently delete the message from your computer.

Viruses: We have taken steps to ensure that this e-mail and attachments are free from any computer viruses. However, we advise that the recipient should carry out their own checks to confirm this. We cannot be held responsible for any loss or damage caused by virus infection.

101791

MANCHESTER CITY COUNCIL

Technical Support Team
Planning

Telephone: 0161 234 4516
planning.tst@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Elliot Sam
Unit 11
Hendham Vale Industrial Estate
Crumpsall
Manchester
M8 0AD

Date: 4 March 2013

Dear Sir/Madam,

Application number: 101791/FO/2013
Proposal: We are undertaking External Wall Insulation works to 159 Northwards Housing Homes (social housing). We are, as part of a Green Deal Go Early' Programme, also attempting to sign up as many private properties to the scheme as possible to have the same works undertaken. This application is to cover those homes.
Location: 2 Ancaster Walk, Charlestown, Manchester, M40 0HP

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

1) A site edged red is required showing all the properties within the contract area.
2) Details of the proposed elevations are required (existing elevations will be accepted as photographs.)
3) A schedule of the materials, showing the pallette of colours is required.
4) Please check the details of the certificates as, certificate B has been completed, however it has only been served on the City Council, however the details in the planning application talk about getting private properties on board, so there will need to be further properties served notice number 1 and included on the certificate.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you within 10 working days we will return your application.

Yours faithfully,

[redacted]

Julie Roscoe
Head of Planning

<support@planningportal .gov.uk>
01/03/2013 08:01

To <planning.tst@manchester.gov.uk>
cc
bcc
Subject UNI-form Planning Portal Connector: New UNI-form DC Application created (UNI-form Ref: 101791/FO/2013)

A new UNI-form Planning Application has been created by the Planning Portal Connector.

The files returned by the Planning Portal for this application have been attached so they may be manually added to your document management system.

Portal Proposal Reference Number: PP-02494603
UNI-form Reference Number: 101791/FO/2013
Application Proposal: We are undertaking External Wall Insulation works to 159 Northwards Housing Homes (social housing). We are, as part of a Green Deal Go Early' Programme, also attempting to sign up as many private properties to the scheme as possible to have the same works undertaken. This application is to cover those homes.
Address: 2 Ancaster Walk Manchester M40 0HP
When Created: 01/03/2013 00:00:00
The following database fields were truncated during processing:-
Agent's Application Reference

Message sent from host name MCC001M121 by user SYSTEM at 01/03/2013 08:01:47.

You have been sent this message because your address is defined as a contact address in the UNI-form Planning Portal Connector configuration. Contact your UNI-form systems administrator is you no longer wish to receive this message.

Connector is using the Planning Portal web service at the URI: https://www.planningportal.gov.uk/oneapp/servlet/messagerouter



Uploaded to Uniocs 19 March



SITE VISIT NOTES : DATE 27/3/13.

APPLICATION NUMBER : 101791

ADDRESS : Properties within Blandford / Pleasington Drive.

NEIGHBOUR CONSULTATIONS CARRIED OUT CORRECTLY?

✓

VISUAL AMENITY/IMPACT ON CHARACTER OF AREA

Rendering scheme adds buff/cream render to G/F / F/F and new windows. Modernises and upgrades appearance of properties within Street scene.

RESIDENTIAL AMENITY (OVERLOOKING/LOSS OF LIGHT ETC)

✓

LOSS OF TREES/IMPACT ON LANDSCAPING

? Perspotting / uneven appearance but overall improvement on timber cladding at G/F and render at F/F.

CRIME AND SAFETY

✓

CAR PARKING/ACCESS

✓

DISABLED ACCESS

✓

ANY OTHER ISSUES

CHECKLIST

To be completed before sign off

PRE-APPLICATION DISCUSSION: ☐

1. TREES ☐

Number of existing trees: ☐

Trees to be removed: ☐

Number of replacement trees: ☐

2. SUSTAINABILITY ☐

Bream rating: ☐

Will Secure by Design be achieved ☐

3. ACCESS ☐

Df2 compliant: ☐

Access issue addressed: ☐

4. DESIGN ☐

Architectural changes: ☐

Urban Design changes: ☐

5. NEGOTIATION (Tick area improvements made)

1. Access	☐	2. Landscaping	☐	3. Sustainability	☐
4. Security	☐	5. Amenity	☐	6. Other (Please specify)	☐

6. ENFORCEMENT Issue: ☐

Please complete Enforcement pro forma and pass to Enforcement Team (Retain copy for file)

Signature..... Date.....

ProForma – HOUSEHOLDER + MINOR

CONDITION:

Case Officer:

Date request received:

Target date:

Consultation: Date:

Response Received:

Response Issued:

RECORD OF CONDITION DISCHARGE

PLANNING REFERENCE NO:_____

OFFICER:_____

	CONDITION	Date Information Recieved	Date Discharged
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

COPIES TO ENFORCEMENT TEAM ☐ (Tick)

DATE: .....

220 To 1085 Front Boundary Wall

NW ?

Moston Mill Timber clad properties

External Insulation

Properties in scheme:

- sold
- YES

1:1250

Housing Technical Services

Northwards Housing
North Manchester's Council Homes

PLANNING AND BUILDING CONTROL
07 MAR 2003