MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	19
Suffix	
Property name	
Address line 1	Sylvandale Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 2FB

Description of site location must be completed if postcode is not known:

Easting (x)	387057
Northing (y)	394342

Description

2. Applicant Details

Title	Miss
First name	Nuala
Surname	Burke
Company name	
Address line 1	19
Address line 2	Sylvandale Avenue
Address line 3	
Town/city	MANCHESTER
Country	

2. Applicant Details

Postcode	M19 2FB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

There has already been planning permission granted for the move of the wall. Having cleared the area of foliage and debris, I have re-assessed the plans with my builder, Steve Bentley.
My builder has said that the current plan is unfeasible. He said that that it would be extremely time consuming and costly to hand dig around the Turkey Oak. However, the biggest issue he raised was that, as the tree and therefore the roots grew, there would be a real danger to the wall foundations and therefore the wall becoming unstable. In his experience, building regulators state the roots must be cut to minimise this risk.
Cutting the roots is not something I wish to do, due to the danger of killing the Turkey Oak.
As such, I am proposing an amendment to the planned move of the wall which would actually mean less environmental impact.
Most of the work has already been completed, with the wall having been built according to the amendments proposed in this application. I would be willing to complete the work in accordance with the original plans within the 3 years granted initially, but it must be noted the issues mentioned above.

Has the work already been started without planning permission? ◉ Yes ○ No

If Yes, please state when the development or work was started (date must be pre-application submission)	31/05/2018

Has the work already been completed without planning permission? ◉ Yes ○ No

If Yes, please state when the development or work was completed (date must be pre-application submission)	15/06/2018

5. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	brick and mortar
Description of proposed materials and finishes:	the same - use of the same bricks and the wall is being repositioned and a mix of newer bricks to make up the shortfall - as previous application

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

PP-06097429 - previous plans can be found on this planning permission that has been granted.
Photos of the current finish
proposed move of wall based on previous plan

5. Materials

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ○ The agent
- ◉ The applicant
- ○ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Carl
Surname	Glennon
Reference	

Date (Must be pre-application submission)

04/05/2018

Details of the pre-application advice received

Asked if it was okay if I started the building work prior to submitting an amendment to the planning permission. Asked about how best to put in the amendments

11. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

11. Authority Employee/Member

Do any of these statements apply to you?

○ Yes ◉ No

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

◉ The applicant
○ The agent

Title	Miss
First name	Nuala
Surname	Burke
Declaration date (DD/MM/YYYY)	24/07/2018

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	24/07/2018