Hannah.sands

From: Liz Knowles [liz.knowles@tameside.gov.uk]
Sent: 06 December 2007 13:44
To: Roger White
Cc: Steve Oxford
Subject: *****SPAM***** *SPAM* RE: 07-187 Burman Street

Thank you for your comments regarding the communal parking areas. I am still concerned about the access into the car parking space of Plot 1 interfering with the users of the main access road in and out of the site. I have forwarded this email onto Steve Oxford in our Highways Department who will liaise with you regarding the turning head.

With regards to a planning application, you would have to submit an application to both Tameside MBC and Manchester CC for each part of the site belonging to that authority. You will pay the fee to the authority who has the greatest part of the site in their area, in this case you would have to pay £1325.00 application fee to Tameside MBC. Tameside also has a Developer Contribution Scheme whereby you agree to pay a sum of monies on commencement of your building work. In this case, the Developer Contribution would only be paid to Tameside on the houses which fall within Tameside's boundary.

You cannot submit an Outline Application for a change of use, only a Full Application. You can submit an Outline Application for residential development and as part of that application you must submit, as a minimum, information on:
- Use - the use or uses proposed for the development and any distinct development zones within the site identified,
- Amount of Development - the amount of development proposed for each use,
- Indicative Layout - an indicative layout with separate development zones proposed within the site boundary where appropriate,
- Scale Parameters - an indication of the upper and lower limits for height, width and length of each building within the site boundary,
- Indicative Access Points - an area or areas in which the access point or points to the site will be submitted.

A Design and Access Statement will be required to accompany your application and must explain how the applicant has considered the proposal, and understands what is appropriate and feasible for the site in its context. It should clearly explain and justify the design and access principles that will be used to develop future details of the scheme.

Steve Elsden does still work at GM Police Architectural Liaison Unit.

I hope this answers your queries.

Miss E Knowles - Technical Officer
Planning & Building Control

Direct Line: 0161 342 3038
Fax: 0161 342 3111

EMail Disclaimer is; http://www.tameside.gov.uk/emdis.htm

-----Original Message-----
From: Roger White [mailto:roger@randlewhite.co.uk]
Sent: 05 December 2007 15:15
To: Liz Knowles
Subject: RE: 07-187 Burman Street

Liz

Thank you for your prompt response.

We note your comments and will contact GM police to discuss secured by design issues before providing you with further scheme,

We will also liase with MCC but would be grateful of your confirmation that the application would be submitted to Thameside.

With regards to your other comments we respond as follows.

1. The application would be an Outline Application at this stage for Change of use with all matters reserved apart from access so could you let me know what level of detail we will need to go into.
2. Can the road layout in its current form not act as the turning head for refuse vehicles with the access to 11-18 attained in a reverse gear.
(If you could pass on contact details of Highways officer you are dealing with that would be appreciated and we will liase direct to save on your time)
3. The communal parking areas would need to maintained thorough a management company set up to cover the upkeep and maintenance of these areas. IE/ Plots 7-10 to maintain secure parking area to these properties through gated access.
12,13 & 18 to maintain parking area to these properties. 14-17 maintain parking area to these properties.
4. The communal parking to 12,13 & 18 will be overlooked by the flat above the garage block at the rear. Plots 7-10 have controlled views over the access to their communal parking and views at the rear over the parking areas.
5. I will consider parking arrangements once I have had a chance to speak with GM Police. Can you let me know if its Steve Elsden who still holds that post as we have dealt with Steve before.

I will forward a revised plan following discussion with GM Police but if you can pass on Highways contact that would be appreciated

Many thanks

Roger White
For and on behalf of Randle White Ltd

Visit our website at www.randlewhite.co.uk

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-----Original Message-----
From: Liz Knowles [mailto:liz.knowles@tameside.gov.uk]
Sent: 04 December 2007 14:47
To: Roger White
Subject: *****SPAM***** *** SPAM *** RE: 07-187 Burman Street

In reply to your email and plans I have the following comments to make:

- Part of the site is outside the Tameside MBC authority, you should therefore also liaise with Manchester City Council regarding your proposal.
- A turning head needs to be included at the end of the access road (outside plots 12 and 13) to allow refuse wagons to turn around and leave the road in forward gear.
- Who will maintain the landscaping areas around the communal parking areas? You should avoid any residual areas which no-one takes responsibility for.
- The communal parking area needs to be overlooked by way of natural surveillance, ideally there should be no communal parking and curtilage parking only.
- The access to the car parking spaces for plot 1 and 2 appears inadequate and exiting vehicles coming out of the car parking at plot 1 could interfere with vehicles coming out of the main access road.
- The arrangement of some of the parking areas appears convoluted and not conducive to meet the needs of the users. Specifically those parking areas for plots 18, 12, 13, 16, 17.
- I would advise that you consult directly with the GM Police Architectural Liaison Unit about crime prevention by design. They can be contacted on: 0161 856 5916.
- The arrangement of housing at varying heights creates an attractive street scene.

The developer contribution payable can be calculated by following this web link:
http://www.tameside.gov.uk/strategicplanning/applyplanperm.htm#devcontributions

Please feel free to send further plans to me prior to any formal submission.

Miss E Knowles - Technical Officer
Planning & Building Control

Direct Line: 0161 342 3038
Fax: 0161 342 3111

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> -----Original Message-----
> **From:** Roger White [mailto:roger@randlewhite.co.uk]
> **Sent:** 27 November 2007 16:56
> **To:** Liz Knowles
> **Cc:** Graham Carr (E-mail)
> **Subject:** RE: 07-187 Burman Street
>
> Liz
>
> Thank you for your email and we have now been able to develop some indicative layouts for discussion purposes only.
>
> We understand the previous residential approval was for 16no. semi detached properties. We have redesigned the scheme taking into account your residential guidelines from your web site and produced a layout of 18no. units. The scheme includes a mixtures of house types varying from a single flat above a garage block to 2 and 2&1/2

storey town houses
in an attempt to reflect the surrounding streetscapes whilst allowing for your privacy distances and parking provisions.

We have attached both the proposed site layout and indicative street elevations and would be grateful of your comments including any highways issues that may arise. We would also like confirmation on the developer contribution base on this scheme should it be acceptable.

Once we receive some feedback we would then develop the Design and Access Statement to support the application and make an Outline Application.

We look forward to hearing from you shortly.

Many thanks

Roger White
For and on behalf of Randle White Ltd

Visit our website at www.randlewhite.co.uk

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Sent: 05 November 2007 11:01
To: Roger White
Subject: RE: 07-187 Burman Street

Further to your email below regarding the site on Burman Street, Droylsden I make the following comments:

- Planning records indicate a previous planning permission granted on the site in 2004 for a small industrial building under planning ref. 04/01391/FUL, there was a previous planning application on the site for residential use granted in 1990.
- The site is Unallocated in the Tameside UDP and as such is suitable for residential use however you must be aware that the site is surrounded by Protected Green Space.
- A parking allowance of 2 off road car parking spaces per dwelling would have to be provided.
- Discrete bin storage for each dwelling must be provided.
- Privacy distances between the new dwellings and the existing properties on Burman Street and College Avenue must be respected as per the Council's guidelines which can be found here:
http://www.tameside.gov.uk/planning/resdevguide.htm

- Further details about the proposed highway access arrangements should be provided prior to any formal planning submission.
- A developer contribution is payable upon commencement of any building works. Further details of which can be found here: http://www.tameside.gov.uk/strategicplanning/applyplanperm.htm#devcontributions

I hope this answers your queries, please feel free to email any pre-application details direct to me for comments.

Miss E Knowles - Technical Officer
Planning & Building Control

Direct Line: 0161 342 3038
Fax: 0161 342 3111

EMail Disclaimer is; http://www.tameside.gov.uk/emdis.htm

From: Roger White [mailto:roger@randlewhite.co.uk]
Sent: 02 November 2007 11:30
To: Ian Berry - Planning
Cc: Graham Carr (E-mail)
Subject: 07-187 Burman Street

Hi Ian

Following our conversation this morning please find attached the site location plan for the area of land discussed.

We understand from our client this site has had a previous approval for residential use and we would be grateful if you could provide us with some further details.

We are looking at this site for our client in terms of making a new Outline Application for Change of Use to residential. At present our client uses the site for his fencing business.

In addition to the previous application information we would be grateful of the Local Authorities position in terms of Policy, Highways, Sustainability, POS requirements, Sec 106, etc when
considering the site for residential use.

If once you have found some details on the previous approval you could contact our office that would be gratefully appreciated.

Many thanks

Roger White
For and on behalf of Randle White Ltd

Visit our website at www.randlewhite.co.uk

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