BROOKHOUSE

Jennifer Connor
Principal Planning Officer
Development Management South Area Team
Manchester City Council
Planning and Building Control
PO Box 532
Town Hall Extension
Manchester
M60 2LA

VIA PLANNING PORTAL 15 March 2013

Dear Ms. Connor

Land adjacent to former White Lion PH (now Sainsbury's); 496 Wilmslow Road, Withington, M20 3BG

Further to our pre-application correspondence, we enclose a planning application in respect of access amendments to the above.

The application comprises the following:

- Application forms and notices
- A fee cheque for £XYZ (posted under separate cover)
- Red line plan (NW90684-003/ Fig 1)
- JMP highways justification
- Site location plan (Fig 1.1 – within JMP letter)
- An existing site layout plan (N01915-D001 – within JMP letter)
- Proposed layout plan (NW90684-100)

An application for conservation area consent is submitted under separate cover.

The present access layout raises a number of problems for shoppers and residents alike:

1. Residents are at present driving very close past the front door of the store, raising safety concerns particularly for pedestrians exiting the store
2. The existing vehicular left turn in to the narrow access along the NE side of the building is very tight, requiring 2-3 point turns; again raising safety concerns
3. In the event the disabled parking bays are occupied, residents' vehicular access is compromised (encouraging further dangerous manoeuvring)

The proposal has been discussed at pre-application stage with the highway authority, and that discussion is reflected in the supporting statement from JMP.

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Please don't hesitate to contact Ben Scandrett or me in this office if you have any queries.



Kind regards,

Tom Whitehead

Town Planning Manager
Brookhouse Group