CITY COUNCIL

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Date : 20th February 2007

F.A.O. Mr. G. Turner

Dear Sirs,

Land at Lees Street, Gorton

I refer to your email, dated 9th February 2007, regarding the above site, and I would comment as follows:

(1) The garden areas to plots 1-6 are considered to be too small and need to be increased in size. Generally, it is felt too much hard standing /car parking is provided, and this should be reduced and the amenity space increased, in order to aid the council objective of providing low-density housing, in a green setting.

(2) Plots 8 and 9 show car parking proposed in front of the houses. I would advise you that this is contrary to the Guide to Development in Manchester 2. This needs to be removed from the scheme and in-curtilage parking provided, behind the building line.

(3) The front door to Plot 6 needs to face onto Ogden Lane.

(4) I am concerned about the block of 3 houses to the rear of the site (plots 7-9), and in particular the outlook from these units, facing into, what is to all intents and purposes, a parking courtyard. In addition, the proposed gating of this area means that direct access to these properties would only then be possible from within the secured area, which I would not consider to be acceptable.

The advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Yours faithfully

Derek Jones
Group Leader, North Area Development Control

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