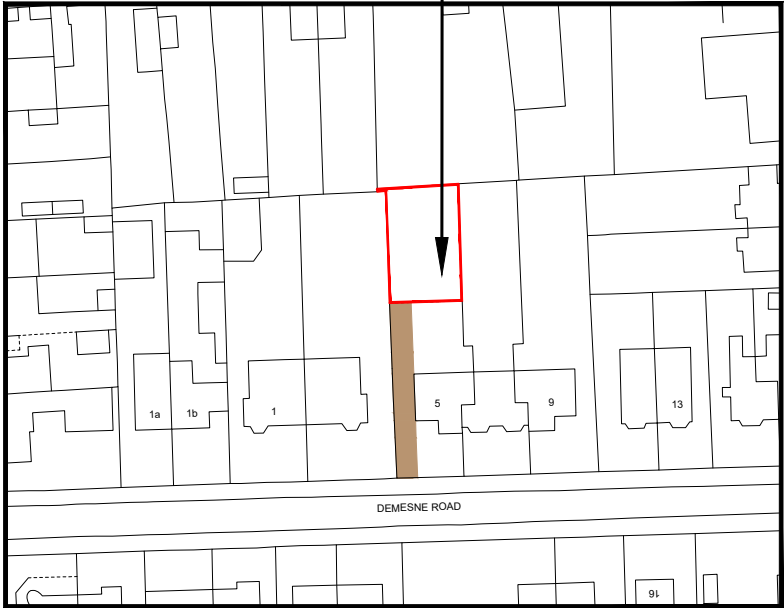
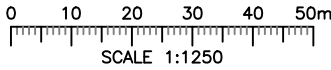


N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025

SITE LOCATION



DETAILED SITE LOCATION
(Scale 1:1250)



SITE PHOTOGRAPH

TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

**PLANNING
Designer**

Drawing Number:
P/N00079

Drawing Title:
Site Location / Site Photograph

SCALE: 1:1250 **DATE:** 22.08.2025

A3



N.G.R	E: 383106 N: 394709	
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025

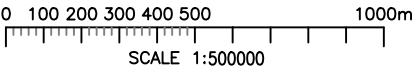
THE DISTANCE FROM NUMBER 5 BOUNDARY TO NUMBER 27 IS APPROXIMATELY 20 METERS.

LOCATION OF THE CAR PARK FOR PROPERTY NUMBER 27

ACCESS TO CAR PARK OF NUMBER 5 — 3 METERS WIDE

TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

DESIGN & ACCESS STATEMENT PLAN
(1:500000)



421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

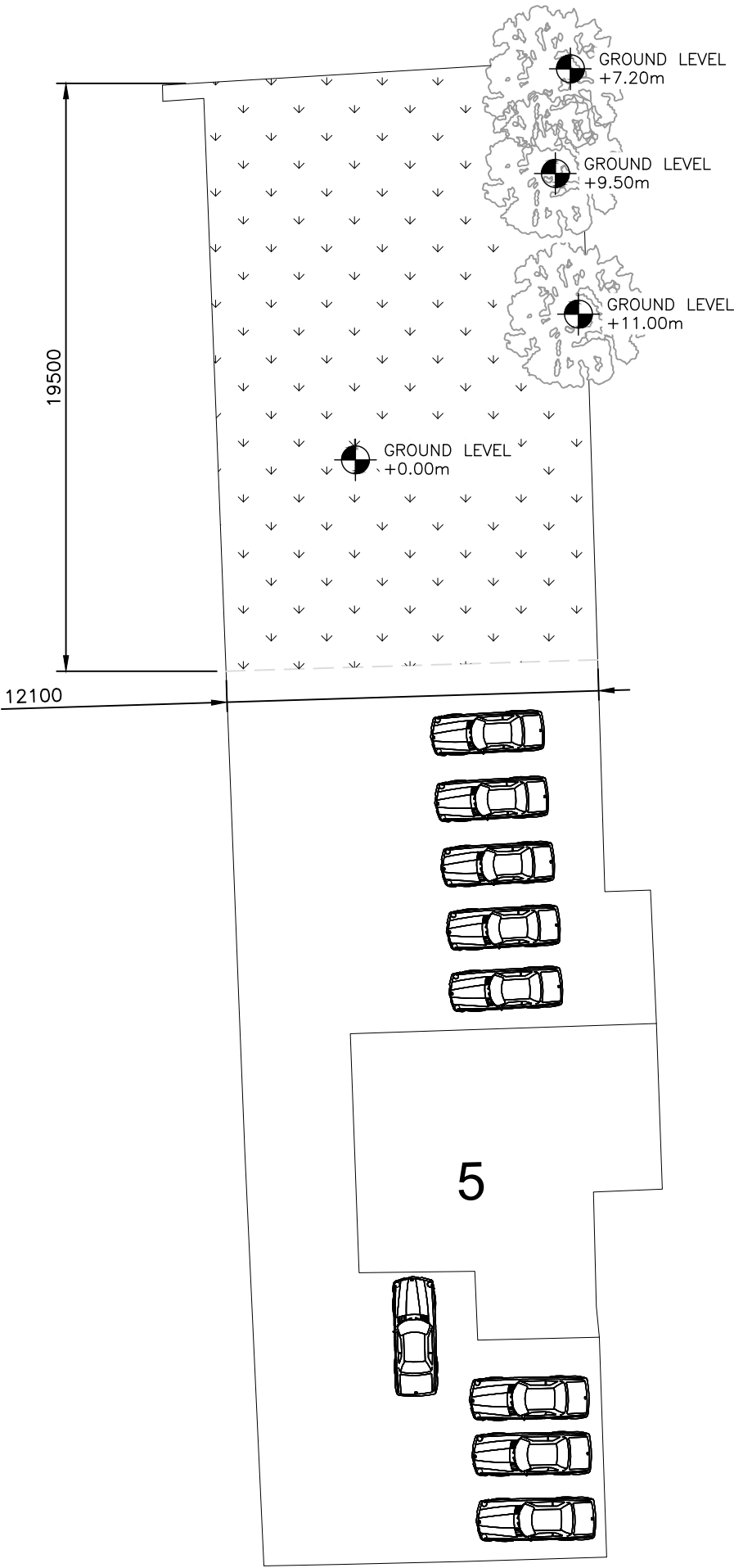
PLANNING Designer

Drawing Number:
P/N00079

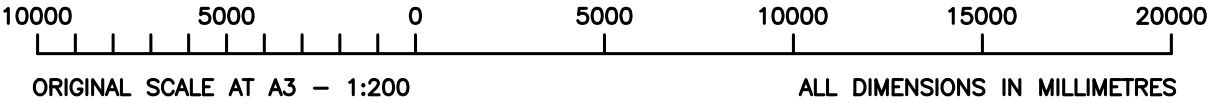
Drawing Title:
SITE PLAN
SCALE: 1:500000
DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025
B	As Per Comments	- - 25.09.2025



EXISTING SITE PLAN
(1:200)



TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

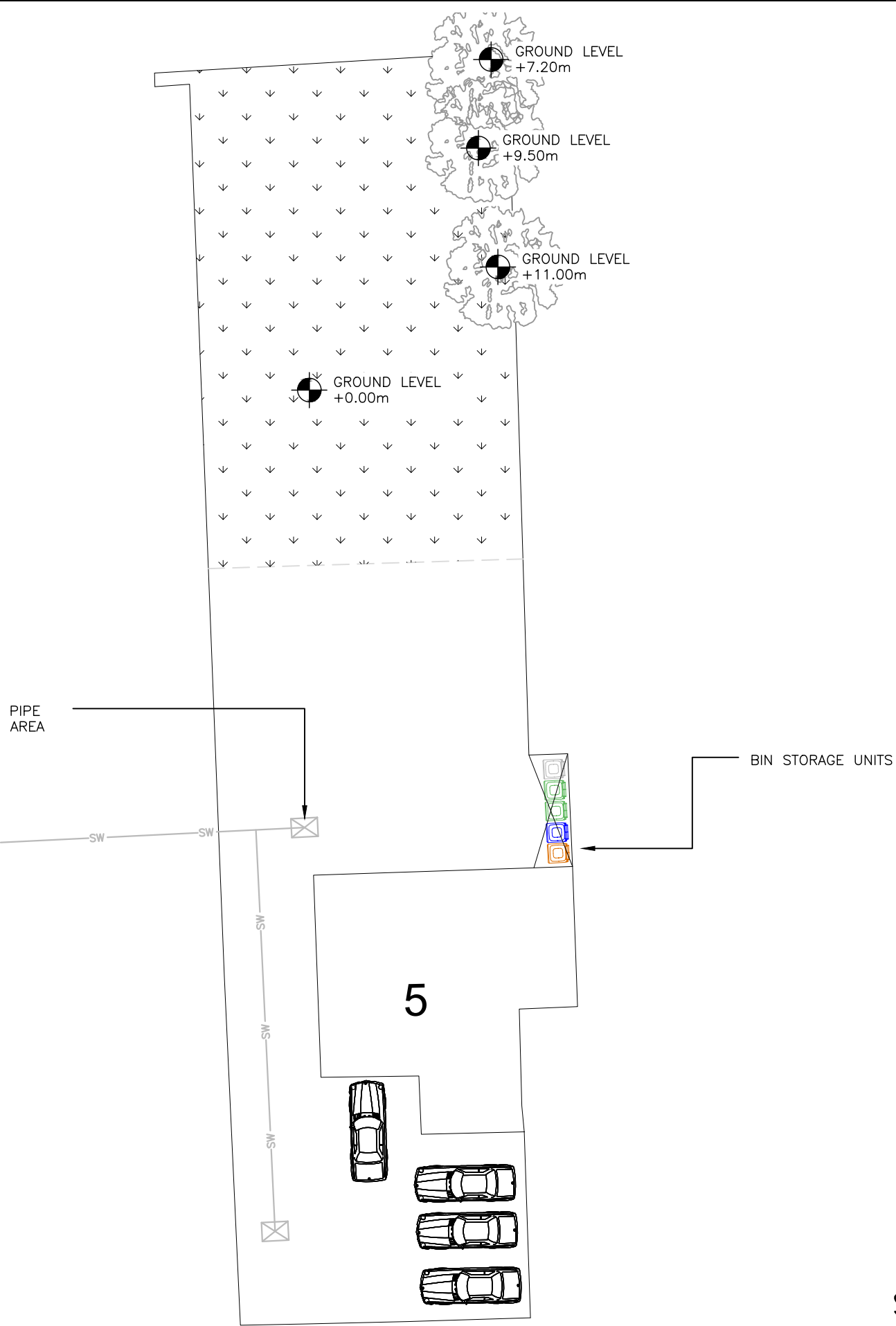
Drawing Number:
P/N00079

Drawing Title:
SITE PLAN
SCALE: 1:200

DATE: 22.08.2025

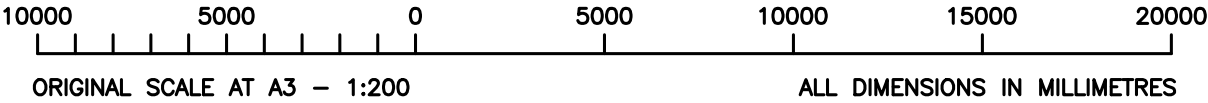
A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	As Per Comments	- - 25.09.2025



PHOTOGRAPH

SITE PLAN
(1:200)



TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

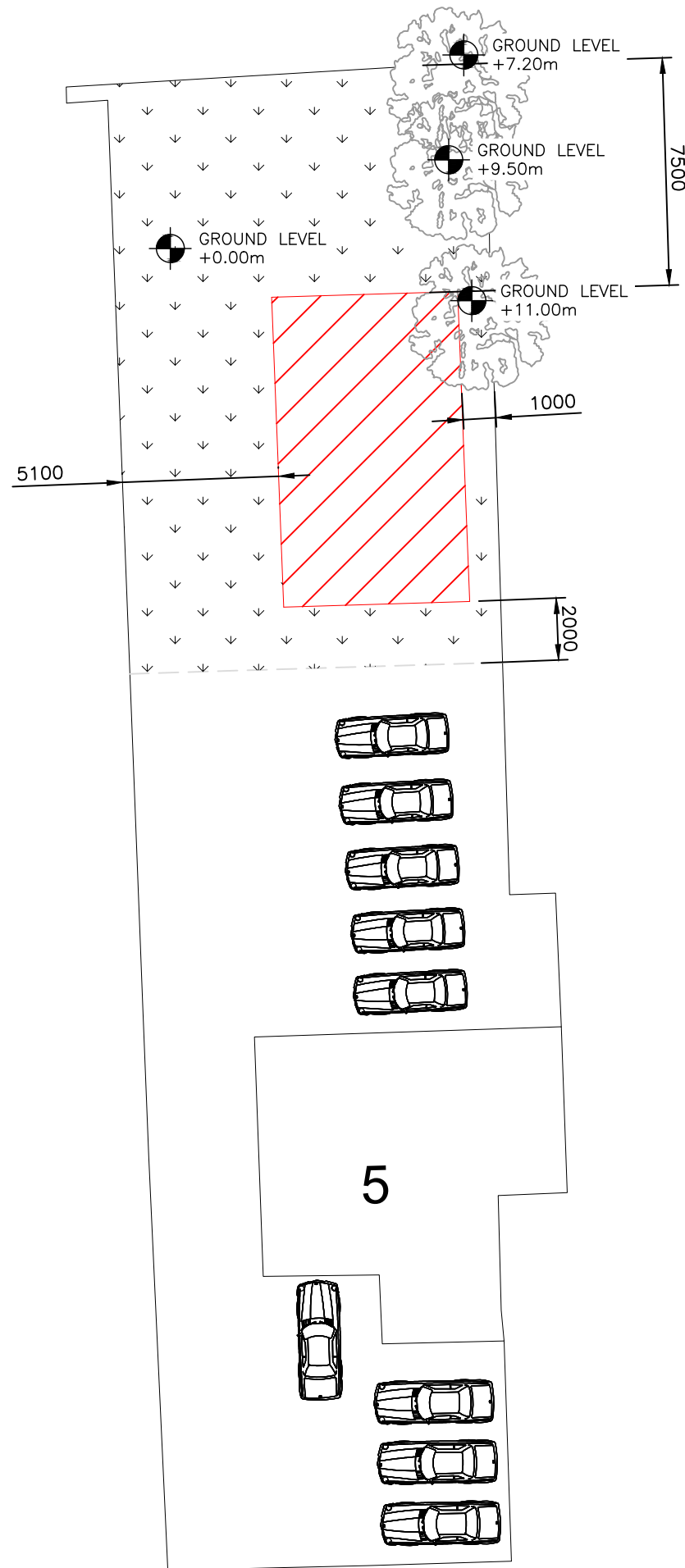
PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
SITE PLAN
SCALE: 1:200

DATE: 25.09.2025

A3



PROPOSED SITE PLAN (1:200)

10000 5000 0 5000 10000 15000 20000
ORIGINAL SCALE AT A3 - 1:200 ALL DIMENSIONS IN MILLIMETRES

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025
B	As Per Comments	- - 25.09.2025

PLANNING NOTE:
TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.

TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

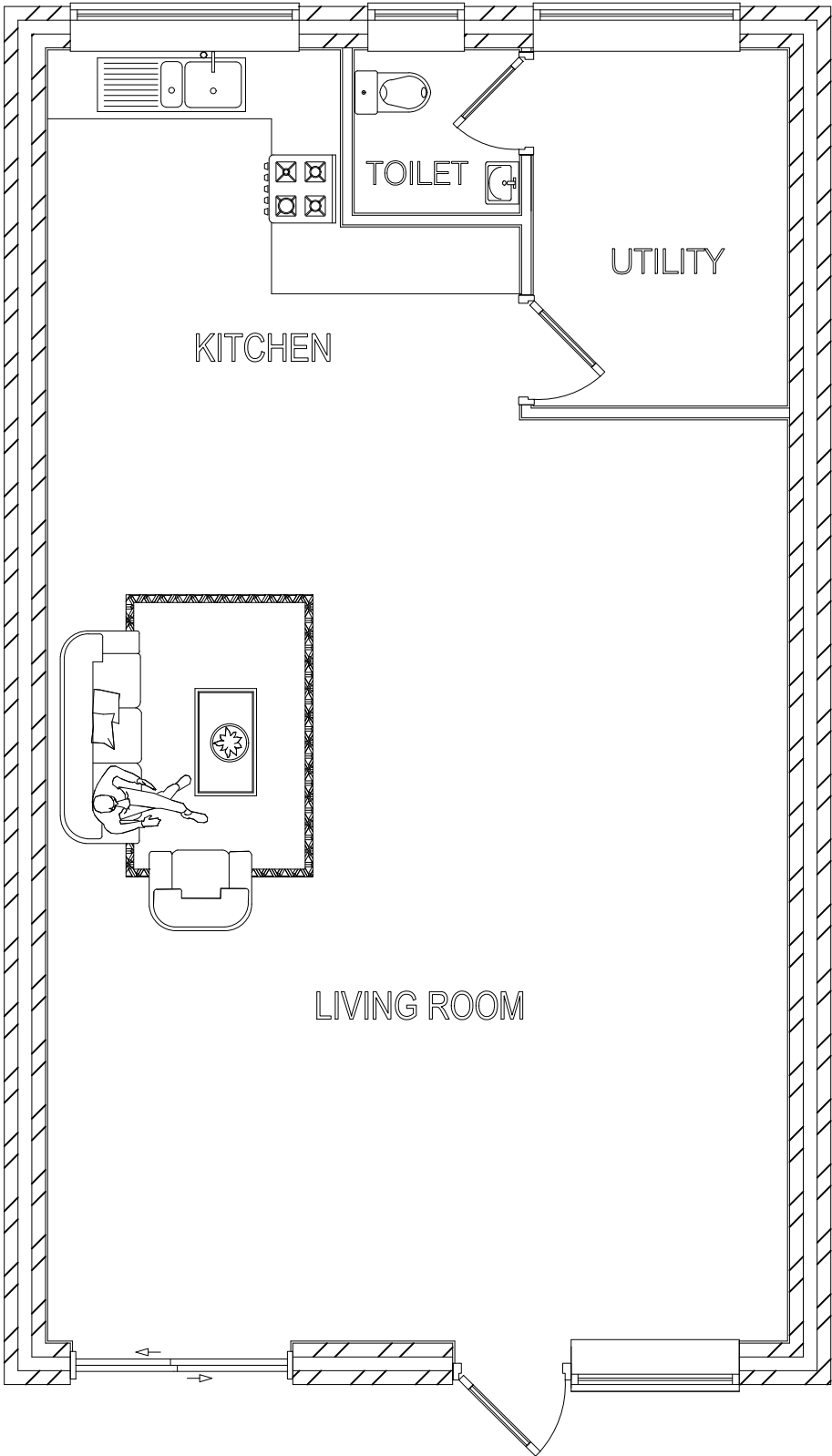
421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993
PLANNING Designer
Drawing Number: P/N00079

Drawing Title:
SITE PLAN
SCALE: 1:200
DATE: 22.08.2025
A3

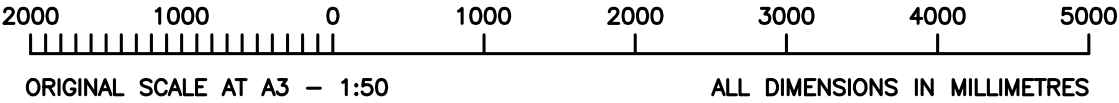
N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	As Per Comments	- - 25.09.2025

PLANNING NOTE:

TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.



GROUND FLOOR PLAN
(1:50)



TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 25.09.2025

A3

TREE HEIGHT
+11.0m AGL

TREE HEIGHT
+9.50m AGL

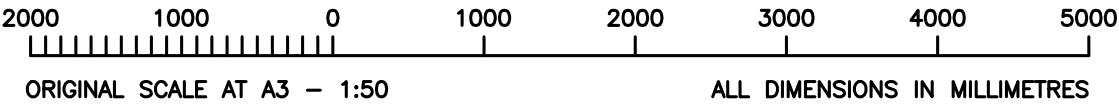
TREE HEIGHT
+7.20m AGL

TOP LEVEL +4.3m AGL

GROUND FLOOR
+0.15m AGL



FRONT ELEVATION PLAN
(1:50)



N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025
B	As Per Comments	- - 25.09.2025

PLANNING NOTE:

TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.

TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

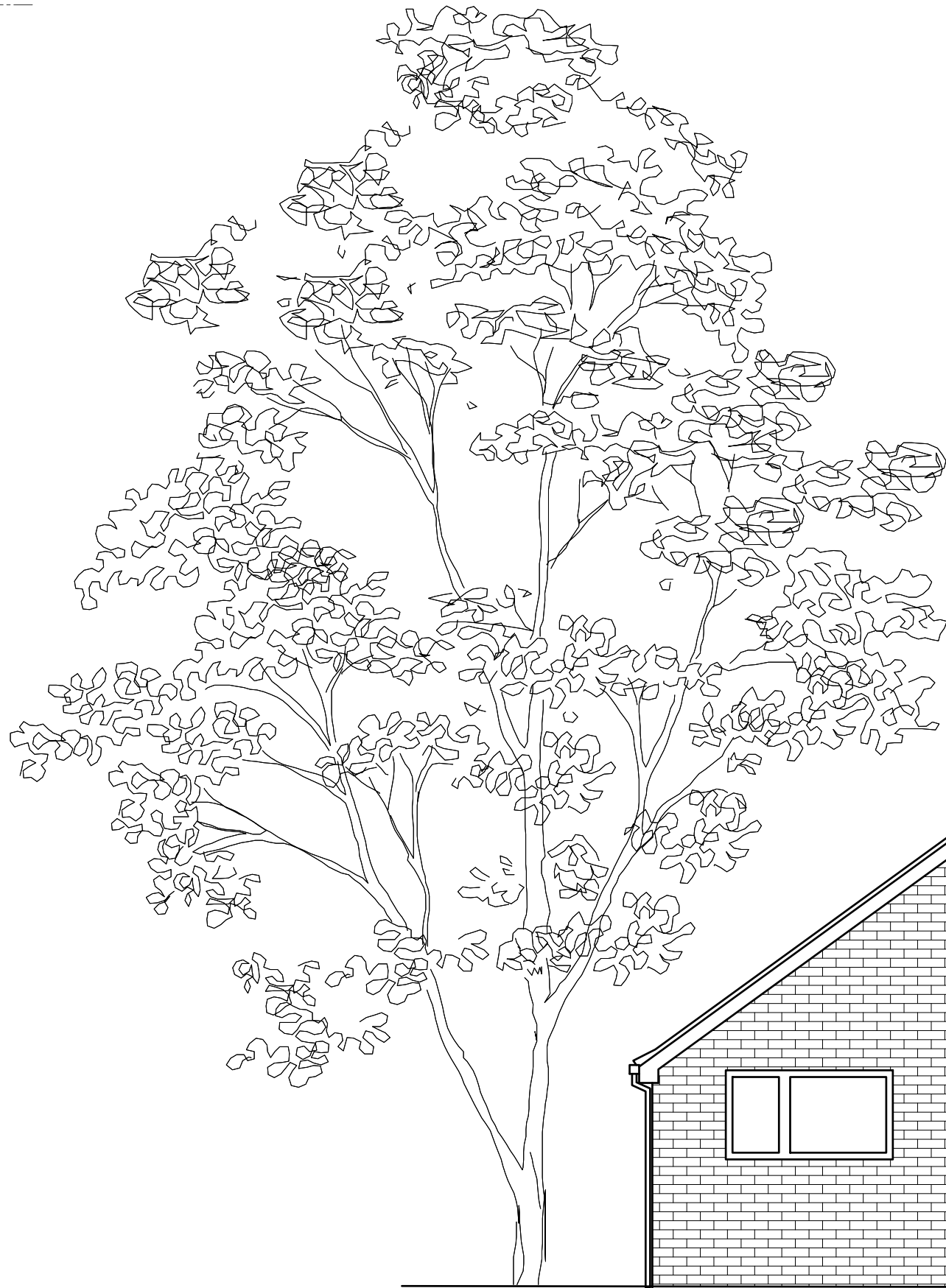
Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

TREE HEIGHT
+11.0m AGL



G.L.

REAR ELEVATION PLAN
(1:50)

2000 1000 0 1000 2000 3000 4000 5000
ORIGINAL SCALE AT A3 - 1:50 ALL DIMENSIONS IN MILLIMETRES

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025
B	As Per Comments	- - 25.09.2025

PLANNING NOTE:

TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.

TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025

PLANNING NOTE:

TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.

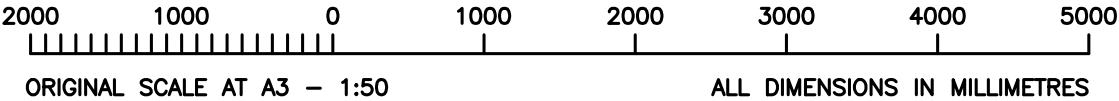
TOP LEVEL +4.3m AGL

GROUND FLOOR +0.15m AGL

G.L.

PROPOSED SIDE ELEVATION

SIDE ELEVATION PLAN
(1:50)



TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

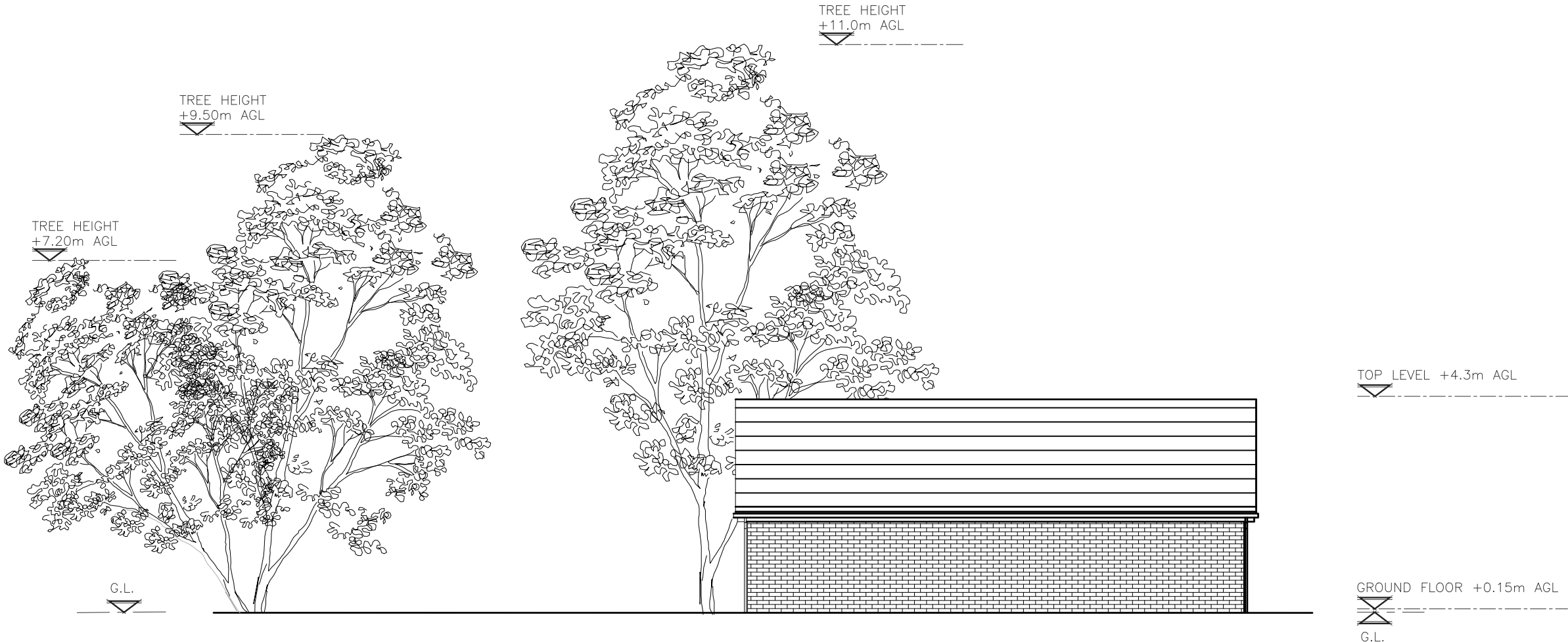
DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
A	Issued for Approval	- - 22.08.2025
B	As Per Comments	- - 25.09.2025

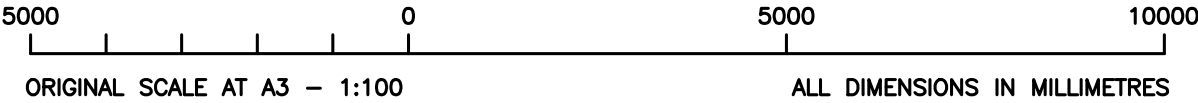
PLANNING NOTE:

TECHNICAL NOTE: ALL EXTERNAL MATERIALS TO MATCH EXISTING IN APPEARANCE, COLOUR, TEXTURE, AND PROFILE.



PROPOSED SIDE ELEVATION

SIDE ELEVATION PLAN
(1:50)



TITLE
SINGLE - STOREY DETACHED BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:00

DATE: 22.08.2025

A3