

CASE FILE NOTES -

Application number:	142989/100/2025
Property address:	Site off Yeatree Rd.
Date of site visit:	11/6/2025
Site Notice posted: Advertising:	n/a
Officer Target Date:	9th July 2025
Neighbour Consultation date:	Date X neighbours 28/05/2025 → 09/06/2025
Additional notifications:	Internal Consultees - Highway Services - Environmental Health - Neighbourhood Services - Corporate Property - Housing Strategy - Refuse/Sustainability - Travel Change Team - Ward Councillors Regeneration Team - Central/ South / Wythenshawe Statutory Consultees - GMP / English Heritage/ Environment Agency/ Transport for GM/ GM Archaeological Advisory Service/ United Utilities/ Canal & River Trust/ THE BIG SIX Interested Parties - Civic Societies/ GM Ecology/ GM Pedestrians Society/ Wildlife Trust/ GM Geological Unit
Visual amenity / Impact on character of area:	Single story building to be sited in location where there are existing single story bldgs (lateral)
Residential amenity:	Overlooking/ loss of light, etc? Bounded on all sides by dwellings with habitable rooms on rear elevations
Loss of trees or Impact on landscaping:	Trees close to the boundary, but outside the site are not to be removed
Crime and safety:	Existing gated access and boundary treatment retained.
Car parking & access:	2 spaces retained. 10 cycle spaces proposed
Disabled access:	Low gradient ramped access
Notes and any other issues:	Site is a former council depot W - D - H - to eaves to ridge But issues due to existing bldg removal!