

Planning Statement

3 Slaithwaite Drive,

Manchester,

M11 4BA

December 2024

The site is located in an established residential area and is well accessed by sustainable modes with regular bus services running along Clayton Street and North Road. Clayton Hall Metrolink stop is also located within walking distance of the site. One on-site car parking is proposed which is similar to a number of surrounding residential properties in the vicinity of the site. As such, any vehicular demands associated with the dwelling are anticipated to contribute to the level of vehicles parked on-street. Given that the site was previously occupied by a residential dwelling and that future occupants would have access to a residents parking permit, Highways consider the proposed parking arrangement acceptable. Any gating which is accessed from the adopted footway must be ensured to be inwardly opening, in order to prevent obstruction to passing pedestrians or vehicles. Secured and covered parking for 3no. cycles is proposed within the rear garden area which is considered acceptable. Refuse will be stored within the rear garden area. In alignment with existing operations within the surrounding area, bins will be presented for collection on Slaithwaite Drive on waste collection days which is considered acceptable. The proposed house is situated centrally with the plot to align with neighbouring building lines. Front and rear garden areas are proposed, with designated space provided to the rear for bin and cycle storage. Due to the constraints of the site and the curvature of the cul-de-sac, no off-road parking is proposed.