

Re: 139210/FO/2024 - 717 Stockport Road Manchester M19 3AG

sHaNkY Hussain <shankyhussain@hotmail.com>

Tue 16/04/2024 20:18

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Hi Carl

Apologies in the late reply is it convenient for you to arrange a site visit any time next week. To discuss the plans with myself and the builder. To avoid any complications on the planning.

Regards

Shouket Hussain

Red Cherry
717 Stockport Road
Levenshulme.
M19 3AG

Sent from [Outlook for Android](#)

From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: Tuesday, April 9, 2024 2:30:52 PM

To: shankyhussain@hotmail.com <shankyhussain@hotmail.com>

Subject: Fw: 139210/FO/2024 - 717 Stockport Road Manchester M19 3AG

Hello,

Further to my earlier telephone call.

Can you please provide a response to the following email?

I look forward to hearing from you.

Regards,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>

From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: 25 March 2024 17:55

To: shankyhussain@hotmail.com <shankyhussain@hotmail.com>

Subject: 139210/FO/2024 - 717 Stockport Road Manchester M19 3AG

Hello,

I write regarding the above planning application.

The area concerns regarding the extent of the site identified with a red edge on the location plan.

The identified rear yard area includes a building that appears to form part of the neighbouring car repair business. In these circumstances, the proposed extension would thereby cover the full extent of the retained yard area and the proposed bin storage could not be achieved. If the building does not form part of the application site, the plan with a red edge would need to be amended and arrangements for bin storage clarified. If this building forms part of the application site, it should be indicated on the existing drawings and on the proposed drawings. If it is to be retained, its use should be clarified and access through it identified.

It is not apparent how access would be achieved due to uncertainty regarding the arrangement of access to the rear of the site. The formation of rear access to flats would not usually be supported due to security concerns. Doorways to upper floor flats would usually be incorporated into front elevations, in this case Stockport Road. Please also review this aspect of the proposal.

Please clarify the above points.

The following consultation comments have been received and should be considered and responded to:

1. Environmental Health

1.1 Noise & Fumes - It is not clear how or if occupants of the proposed first floor flat could be protected from noise (from people and equipment) and fumes/cooking odours from the existing takeaway use of the building. It is understood that the premises has an historic permission (064391/JO/NORTH2/02) that allows opening until midnight Sunday to Thursday and until 1.00 am Saturday into Sunday. The development does not indicate how potential noise impacts from the ground floor uses may be attenuated.

Also, the existing non-compliant kitchen extract flue terminates through the roof and the existing arrangement of the first floor accommodation. The existing flue has not been detailed in the submitted drawings and is shown in the photograph below. There is no indication of any measures to be put in place to secure appropriate fume and vapour extraction through the provision of replacement equipment.



There is concern, that in the absence of appropriate fume extraction, the retained operation of the ground floor take away may adversely affect the proposed residential accommodation. It is recommended that satisfactory details are provided as part of the planning application.

1.2 Waste and recycling storage – Also, clarification is sought regarding the proposed bin storage arrangements as existing buildings appear to cover the yard area (thereby preventing the proposed location for bin storage). These building also appear to form part of a neighbouring business operation and it is not apparent how bin storage would be achieved.

It would be helpful to visit the application property to view the rear yard and assess the potential impact of the siting to the proposed extension.

Please advise if it would be convenient for me to visit between 8 and 12 April 2024.

I look forward to hearing from you.

Regards,

Carl

Carl Glennon
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Growth and Development Directorate,
Area Team,
Planning,
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Floor 6 Town Hall Extension,
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