Gmail **Ali Ghasemi <aghasemi171@gmail.com>**

checking if planning permission is required for a Driveway

7 messages

Ali Ghasemi <aghasemi171@gmail.com> 30 November 2023 at 17:36
To: Planning@manchester.gov.uk

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

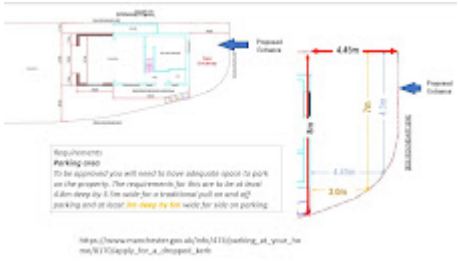
Thanks and regards

Ali

3 attachments



Proposed location.jpg
151K



Driveway dimensions.JPG
113K

Gmail - RE_ 5541567 Dropped kerb application_response.pdf
330K

Ali Ghasemi <aghasemi171@gmail.com> 21 January 2024 at 18:28
To: Planning@manchester.gov.uk

Dear Planning Team,

Please could you respond to the above request which was made on 30 Nov 23.

Regards

Ali

---------- Forwarded message ---------
From: **Ali Ghasemi** <aghasemi171@gmail.com>
Date: Thu, 30 Nov 2023 at 17:36
Subject: checking if planning permission is required for a Driveway
To: <Planning@manchester.gov.uk>

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

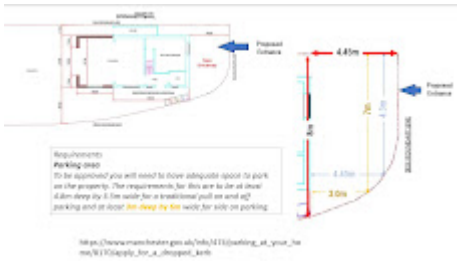
Thanks and regards

Ali

3 attachments



Proposed location.jpg
151K



Driveway dimensions.JPG
113K

Gmail - RE_ 5541567 Dropped kerb application_response.pdf
330K

Carl Glennon <carl.glennon@manchester.gov.uk> 9 February 2024 at 17:35
To: Ali Ghasemi <aghasemi171@gmail.com>

Dear Ali Ghasemi,
Thank you for your email.

Although a property address has not been provided, it is understood that your enquiry relates to 97 Clowes Street, M12 5FY. Please advise if this not the case.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

Notwithstanding the above, I can confirm that planning permission ref: 112442/JO/2016/N2, relates to the above property. Condition 13 of the above permission, requires that all boundary treatment , including walls and railings, are retained following construction. The partial demolition of the boundary wall in connection with the formation of a driveway and dropped kerb will require planning permission.

Details of how to apply for planning permission can be found via the following link:

https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

I hope that the above is helpful.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 30 November 2023 17:36
To: Planning <Planning@manchester.gov.uk>
Subject: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

Thanks and regards

Ali

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

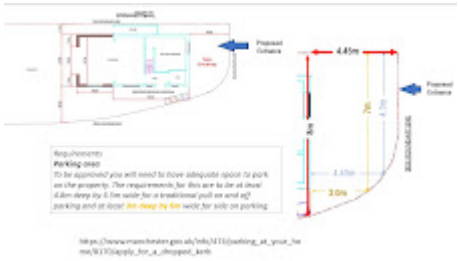
****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

3 attachments



Proposed location.jpg
151K



Driveway dimensions.JPG
113K

Gmail - RE_ 5541567 Dropped kerb application_response.pdf
330K

Ali Ghasemi <aghasemi171@gmail.com> 14 February 2024 at 08:46
To: Carl Glennon <carl.glennon@manchester.gov.uk>

Hi Carl,

Thanks for your reply.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

The layout and the configuration will be like *traditional pull on and off parking* and the requirement is 3m deep and 6m wide, according to guidance provided below, Manchester Council's Website.

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

The space we are considering for the driveway is 3m deep and 7m wide or, 3.5m deep and 6m wide which meets this requirement. This configuration and layout have been assessed by Highways Maintenance Service on 17 Nov 23, see the attached email.

Regards

Ali

On Fri, 9 Feb 2024 at 17:35, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

> Dear Ali Ghasemi,
> Thank you for your email.
>
> Although a property address has not been provided, it is understood that your enquiry relates to 97 Clowes Street, M12 5FY. Please advise if this not the case.
>
> The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

Notwithstanding the above, I can confirm that planning permission ref: 112442/JO/2016/N2, relates to the above property. Condition 13 of the above permission, requires that all boundary treatment , including walls and railings, are retained following construction. The partial demolition of the boundary wall in connection with the formation of a driveway and dropped kerb will require planning permission.

Details of how to apply for planning permission can be found via the following link:

https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

I hope that the above is helpful.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 30 November 2023 17:36
To: Planning <Planning@manchester.gov.uk>
Subject: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

Thanks and regards

Ali

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

Carl Glennon <carl.glennon@manchester.gov.uk> 14 February 2024 at 17:48
To: Ali Ghasemi <aghasemi171@gmail.com>

Hello Ali,

Thank you for clarifying the dimensions of the driveway.

Notwithstanding Highways requirements, planning permission relating to the formation of the driveway will be required for the reasons set out in my email dated 9 February 2024.

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 14 February 2024 08:46
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: Fw: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Hi Carl,

Thanks for your reply.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

The layout and the configuration will be like *traditional pull on and off parking* and the requirement is 3m deep and 6m wide, according to guidance provided below, Manchester Council's Website.

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

The space we are considering for the driveway is 3m deep and 7m wide or, 3.5m deep and 6m wide which meets this requirement. This configuration and layout have been assessed by Highways Maintenance Service on 17 Nov 23, see the attached email.

Regards

Ali

On Fri, 9 Feb 2024 at 17:35, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

> Dear Ali Ghasemi,
> Thank you for your email.
>
> Although a property address has not been provided, it is understood that your enquiry relates to 97 Clowes Street, M12 5FY. Please advise if this not the case.
>
> The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.
>
> Notwithstanding the above, I can confirm that planning permission ref: 112442/JO/2016/N2, relates to the above property. Condition 13 of the above permission, requires that all boundary treatment , including walls and railings, are retained following construction. The partial demolition of the boundary wall in connection with the formation of a driveway and dropped kerb will require planning permission.
>
> Details of how to apply for planning permission can be found via the following link:
>
> https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2
>
> The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.
>
> I hope that the above is helpful.
>
> 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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 30 November 2023 17:36
To: Planning <Planning@manchester.gov.uk>
Subject: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

Thanks and regards

Ali

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

Ali Ghasemi <aghasemi171@gmail.com> 12 April 2024 at 22:36

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

Thanks Carl,

Notwithstanding Highways requirements, planning permission relating to the formation of the driveway will be required for the reasons set out in my email dated 9 February 2024.

I would like to apply for planning permission for the formation of the driveway as advised, but unsure about the type of application I should select in the portal. Could you please specify the type of application I'm required to submit for formation of the driveway?

There are a large number of application types as shown below:

HouseHold planning permission: *An application for an alteration to an existing house such as extensions, conservatories, loft conversions or outbuildings.*

Full planning permission: *A detailed planning application for development, excluding work to an existing house. Also used to apply for 'technical details consent' on a site that has been granted 'permission in principle' and applications for 'Change of use' of land or buildings.*

Approval of details reserved by a condition: *This application is used to provide information demonstrating how a condition placed on planning permission has been met. Allowing for the condition to be approved (discharged) by the Local Planning Authority.*

Lawful development: Proposed use: *If you want to ensure that any proposed use or operation is lawful for planning purposes or that your proposal does not require planning permission, you can apply for a Lawful Development Certificate.*

Outline planning permission: some or all matter reserved: *An application for outline planning permission aims to establish whether a proposed development would likely be acceptable to the Local Planning Authority, before a full details are put forward.*

Matters such as appearance, access, landscaping, layout and scale can be reserved for later determination.

An application for outline planning permission aims to establish whether a proposed development would likely to be acceptable to the Local Planning Authority, before full details are put forward.

All matters of appearance, access, landscaping, layout and scale are reserved for later determination.

There are more types of planning application type on the portal.

Thanks and regards

Ali

On Wed, 14 Feb 2024 at 17:48, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

> Hello Ali,
>
> Thank you for clarifying the dimensions of the driveway.
>
> Notwithstanding Highways requirements, planning permission relating to the formation of the driveway will be required for the reasons set out in my email dated 9 February 2024.
>
> The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the

attention of the City Council, which materially affects the consideration of this matter.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 14 February 2024 08:46
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: Fw: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Hi Carl,

Thanks for your reply.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

The layout and the configuration will be like *traditional pull on and off parking* and the requirement is 3m deep and 6m wide, according to guidance provided below, Manchester Council's Website.

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

The space we are considering for the driveway is 3m deep and 7m wide or, 3.5m deep and 6m wide which meets this requirement. This configuration and layout have been assessed by Highways Maintenance Service on 17 Nov 23, see the attached email.

Regards

Ali

On Fri, 9 Feb 2024 at 17:35, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

> Dear Ali Ghasemi,

Thank you for your email.

Although a property address has not been provided, it is understood that your enquiry relates to 97 Clowes Street, M12 5FY. Please advise if this not the case.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

Notwithstanding the above, I can confirm that planning permission ref: 112442/JO/2016/N2, relates to the above property. Condition 13 of the above permission, requires that all boundary treatment , including walls and railings, are retained following construction. The partial demolition of the boundary wall in connection with the formation of a driveway and dropped kerb will require planning permission.

Details of how to apply for planning permission can be found via the following link:

https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

I hope that the above is helpful.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 30 November 2023 17:36
To: Planning <Planning@manchester.gov.uk>
Subject: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

Thanks and regards

> Ali
>
> **********
> This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
> If you have received this email in error, please notify the system manager.
> The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
> Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.
>
> This footnote also confirms that this email message has been swept for the presence of computer viruses.
> **********
>
> **********
> This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
> If you have received this email in error, please notify the system manager.
> The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
> Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.
>
> This footnote also confirms that this email message has been swept for the presence of computer viruses.
> **********
>
> **********
> This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
> If you have received this email in error, please notify the system manager.
> The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
> Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.
>
> This footnote also confirms that this email message has been swept for the presence of computer viruses.
> **********

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

Carl Glennon <carl.glennon@manchester.gov.uk> 16 April 2024 at 12:51
To: Ali Ghasemi <aghasemi171@gmail.com>

Hello Ali,

Thank you for your email.

An application for householder planning permission would be required.

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

Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 12 April 2024 22:36
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: Fw: checking if planning permission is required for a Driveway

Thanks Carl,

Notwithstanding Highways requirements, planning permission relating to the formation of the driveway will be required for the reasons set out in my email dated 9 February 2024.

I would like to apply for planning permission for the formation of the driveway as advised, but unsure about the type of application I should select in the portal. Could you please specify the type of application I'm required to submit for formation of the driveway?

There are a large number of application types as shown below:

HouseHold planning permission: *An application for an alteration to an existing house such as extensions, conservatories, loft conversions or outbuildings.*

Full planning permission: *A detailed planning application for development, excluding work to an existing house. Also used to apply for 'technical details consent' on a site that has been granted 'permission in principle' and applications for 'Change of use' of land or buildings.*

Approval of details reserved by a condition: *This application is used to provide information demonstrating how a condition placed on planning permission has been met. Allowing for the condition to be approved (discharged) by the Local Planning Authority.*

Lawful development: Proposed use: *If you want to ensure that any proposed use or operation is lawful for planning purposes or that your proposal does not require planning permission, you can apply for a Lawful Development Certificate.*

Outline planning permission: some or all matter reserved: *An application for outline planning permission aims to establish whether a proposed development would likely be acceptable to the Local Planning Authority, before a full details are put forward.*

Matters such as appearance, access, landscaping, layout and scale can be reserved for later determination.

An application for outline planning permission aims to establish whether a proposed development would likely to be acceptable to the Local Planning Authority, before full details are put forward.

All matters of appearance, access, landscaping, layout and scale are reserved for later determination.

There are more types of planning application type on the portal.

Thanks and regards

Ali

On Wed, 14 Feb 2024 at 17:48, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

> Hello Ali,
>
> Thank you for clarifying the dimensions of the driveway.

Notwithstanding Highways requirements, planning permission relating to the formation of the driveway will be required for the reasons set out in my email dated 9 February 2024.

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 14 February 2024 08:46
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: Fw: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Hi Carl,

Thanks for your reply.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

The layout and the configuration will be like *traditional pull on and off parking* and the requirement is 3m deep and 6m wide, according to guidance provided below, Manchester Council's Website.

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

The space we are considering for the driveway is 3m deep and 7m wide or, 3.5m deep and 6m wide which meets this requirement. This configuration and layout have been assessed by Highways Maintenance Service on 17 Nov 23, see the attached email.

Regards

Ali

On Fri, 9 Feb 2024 at 17:35, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

Dear Ali Ghasemi,
Thank you for your email.

Although a property address has not been provided, it is understood that your enquiry relates to 97 Clowes Street, M12 5FY. Please advise if this not the case.

The information that you have provided indicates that the driveway of would have a maximum depth of 4.5 metres. It therefore appears that the minimum depth required by Highways for a driveway connected to a dropped kerb would not be met.

Notwithstanding the above, I can confirm that planning permission ref: 112442/JO/2016/N2, relates to the above property. Condition 13 of the above permission, requires that all boundary treatment , including walls and railings, are retained following construction. The partial demolition of the boundary wall in connection with the formation of a driveway and dropped kerb will require planning permission.

Details of how to apply for planning permission can be found via the following link:

https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2

The above advice is related to the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

I hope that the above is helpful.

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
Mobile: 07814 086043

From: Ali Ghasemi <aghasemi171@gmail.com>
Sent: 30 November 2023 17:36
To: Planning <Planning@manchester.gov.uk>
Subject: checking if planning permission is required for a Driveway

You don't often get email from aghasemi171@gmail.com. Learn why this is important

Dear Planning Team,

Our application for dropping the kerb for a driveway has been improved in principle by the Manchester City Council, and they have confirmed the size required for the offroad parking. see the attachment. Before, starting the work, we wanted to check that the driveway itself does not require

planning permission. I have attached the plan with the email communication I had with the council regarding dropping the curb.

Thanks and regards

Ali

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****