

Client: Mr Philip and Dr Laura Heneghan

Application for Approval of details reserved by
condition Town and Country Planning Act 1990 Planning
(Listed Buildings and Conservation Areas) Act 1990

In relation to the site:

Formerly known as –

The Land to the rear of 10 Cranmer Road, Manchester, M20 6AW

Now also known as-

5E Sussex Avenue, Didsbury, Manchester, M20 6AQ

Approval Notice Reference: 128090/FO/2020 approved 11.02.2021

Variation Reference: 130052/JO/2021 approved 25.06.2021

Approval of Details Reserved by Condition approved 04.02.2022

Reason for alteration to approved conditions:

- 1) After enquiring as to the best way to achieve approval of the points below we were advised by Robert Griffin on the 8th February 2024 to “seek to discharge conditions 6 and 10 of planning approval 128090/FO/2020 again with the amended details.”
- 2) To achieve Secure By Design requirements for the installation and height of side gates and rear fence.
- 3) Installation of a 1.5m vehicular gate for security due to increased crime on Sussex Avenue and surrounding area. Number 7 was broken into on the 26th/27th January 2024 and number 20 in approximately November 2023.
- 4) As the Manchester Highways Department reduced the width of the actual dropped kerb access from the approved access width, the method of access, egress and parking at the property needs to be altered to facilitate a more realistic approach and parking. As such a greater area of resin bound permeable hardstanding is proposed in front of the front door to enable diagonal access, egress and parking.
- 5) Decorative Pea gravel has been removed from the left hand gable foot path and a small area at the rear patio and replaced with grey Indian sandstone to facilitate easier continuous access around the house.

CONDITION 6: Boundary Treatment -

Notwithstanding details submitted, no above ground works shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the development hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Details of the positions, design, materials and type of boundary treatment are set out in the approved discharge of conditions dated 04.02.2022. This application seeks to alter the position of 1 vehicular brick pillar by 300mm and seeks permission for the inclusion of a new matt black aluminium barred vehicular sliding gate. See attached Cheshire Gates drawing dated 15/02/2024 and PH2 (photocollage of indicative proposed gate and existing gates on Sussex Avenue).

CONDITION 10: : EXTERNAL HARD AND SOFT LANDSCAPING

Prior to first occupation a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority, this shall include details of replacement tree planting. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Details of the soft landscaping (including trees and plants) remain as per the previous Approved Approval of Details Reserved by Condition dated 4th February 2022 save for a minor reduction of lawn area in the front garden. At the front door the flags and a small area of lawn are to be replaced with permeable resin bound material to facilitate a small increase in parking and an easier smooth transition from the level Part M door threshold down to the driveway. Flagging has been introduced down the left hand gable and has been made continuous round the two gables and rear. The side gates and rear boundary fence has also been altered. Please see the attached "Hard" Landscaping plan PH1.