

RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Wed 31/01/24 8:54 AM

To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

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Hi Steven,

Please see this email as acceptance of the pre-commencement conditions for Kenyon Lane.

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



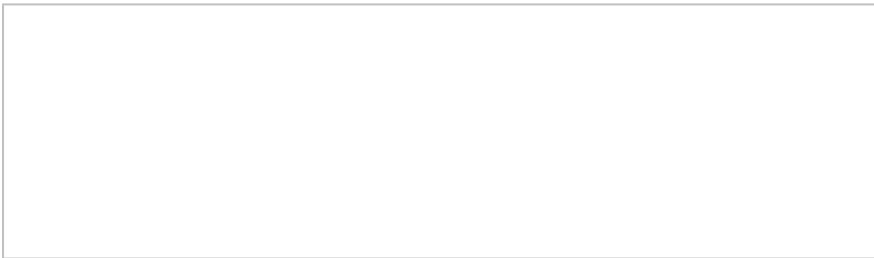
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Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS.

t: [0161 443 1221](tel:01614431221) ext 224

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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: Tuesday, January 30, 2024 11:02 AM

To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Thanks.

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 30 January 2024 10:30 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Hi Steven,

I have reached out to the client and contractor to confirm they are ok to approve the pre commencement conditions. I will get back to you by close of business today.

Kind regards,

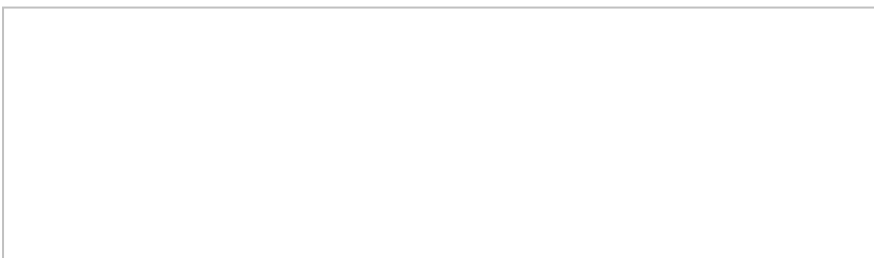
Jessica Ward
Architect

BA(Hons), M.Arch



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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: Tuesday, January 30, 2024 10:20 AM
To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

Further to my e-mail yesterday, are you able to agree the pre commencement conditions?

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 25 January 2024 8:39 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

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Hi Steven,

Further to our correspondence yesterday, please find attached the updated drawings inline with the updated proposed site layout.

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: Wednesday, January 24, 2024 2:17 PM

To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Yes, thanks.

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Sent: 24 January 2024 2:13 PM

To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

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Hi Steven,

No problem, is this more along the lines of what you were thinking?

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>**Sent:** Wednesday, January 24, 2024 2:01 PM**To:** Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>**Subject:** Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

I think my comments have been misinterpreted. Can the space 6 be placed directly opposite space 7 and reflect the configuration of spaces 7 and 8. At present space 6 looks too isolated.

Regards

Steve McCoombe

Senior Planner

Development Management

Planning Building Control and Licensing

Growth and Development Directorate

Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.ukwww.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 24 January 2024 1:55 PM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

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Hi Steven,

Please find attached the updated layout. We welcome your comments.

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



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From: Jessica Ward - BTP Architects
Sent: Wednesday, January 24, 2024 12:38 PM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: [Filed on 2024-01-24] RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Hi Steven,

Thank you for your email. We will prepare the drawing package and re-issue for your review and record.

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



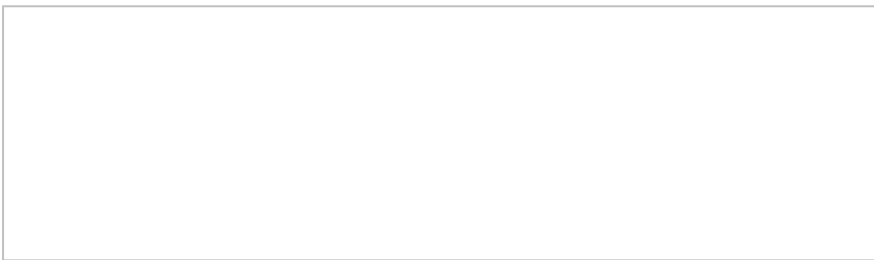
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: Wednesday, January 24, 2024 12:34 PM

To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jesscia

Whilst not ideal, a space opposite space 6 is likely to be acceptable in this case.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Sent: 24 January 2024 12:22 PM

To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Hi Steven,

I have tried calling you to discuss but didn't get through, please feel free to call back on 0161 443 1221 ext no. 224.

Would you accept plot 6 parking to be directly opposite the plot as this will provide overlooking for this space, or if we provided a landscape space directly in front of the unit and extended the width of the road?

Plot 5, 7, 8, and 9 are in curtilage otherwise.

Kind regards,

Jessica Ward

Architect

BA(Hons), M.Arch



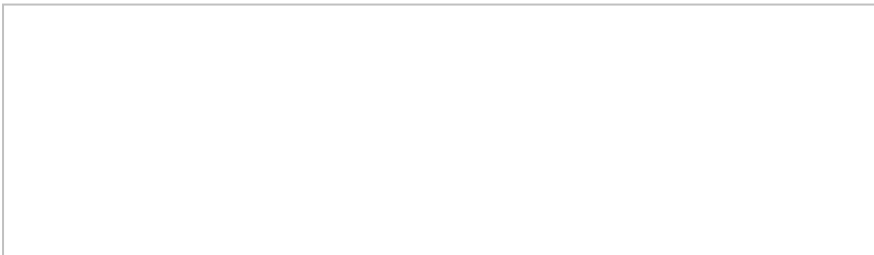
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: Wednesday, January 24, 2024 12:12 PM
To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

There is still a row of 3 parking spaces that are not in curtilage.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 24 January 2024 12:08 PM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Hi Steven,

Apologies, Please see attached.

Kind regards,

Jessica Ward

Architect

BA(Hons), M.Arch



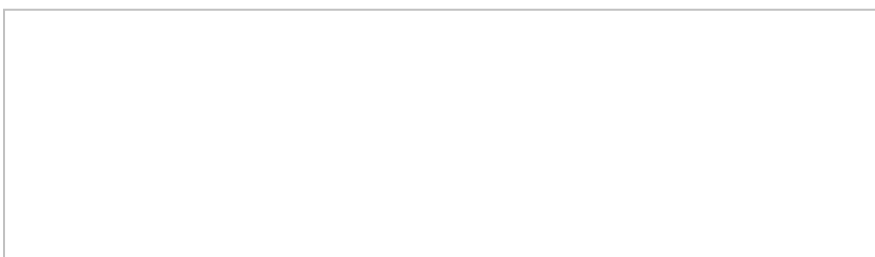
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: Wednesday, January 24, 2024 12:04 PM
To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

I can't see any image on your e-mail.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 24 January 2024 11:35 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: RE: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

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Hi Steven,

Please see below WIP snip which shows the reshuffle of parking. Please let me know what you think and if this is suitable for the scheme.

Kind regards,

Jessica Ward
Architect

BA(Hons), M.Arch



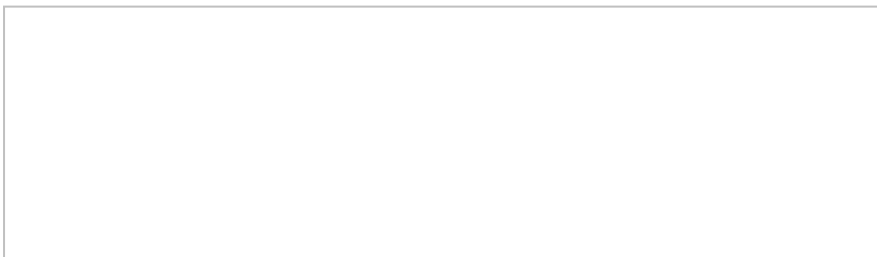
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: Wednesday, January 24, 2024 10:19 AM
To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Subject: Re: 3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

Further to revised scheme, there are still concerns surrounding dwellinghouses to the rear of the plot. Can you look again to see whether each of the properties can have in curtilage parking space in order to provide a sense of ownership. At present, there would be nothing to stop other road users from parking in some of these spaces. In addition, a pedestrian footway would be required to the shared surface area. Ideally, a shared surface should be avoided.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Sent: 24 January 2024 10:00 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Des Jones <des.jones@manchester.gov.uk>
Subject: RE:3785_ Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

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Hi Steven,

Thank you for your email.

Please find attached the updated drawing package in line with your comments.

The updates include:

- Providing 1 car parking space per unit
- Providing a mixture of parking (1 per unit) and front gardens to the front boundary onto Kenyon Lane.
- Boundary treatment for this front boundary can be found of the attached Proposed Boundary Plan drawing 104.5. Boundary no. 5.
- The 5 units to the rear of the site plan have been shuffled so to provide in-curtilage parking where possible. Each parking space is numbered to reference the unit/plot number.
- The footpath along Kenyon Lane has increased to 2m.

We welcome your feedback. Please let me know if you require any further updates.

Kind regards,

Jessica Ward

Architect

BA(Hons), M.Arch



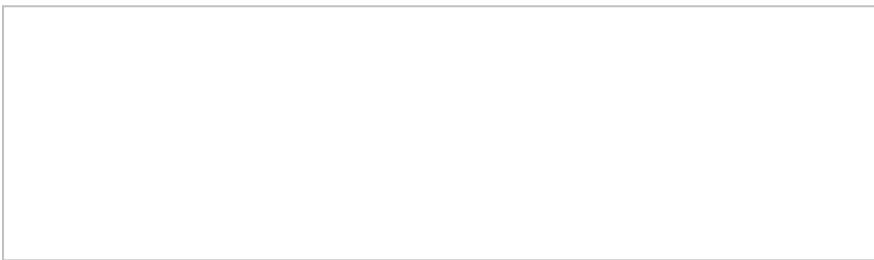
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: Monday, January 15, 2024 12:32 PM

To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Des Jones <des.jones@manchester.gov.uk>

Subject: [Filed on 2024-01-17] Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive 138437/FO/2023

Jessica

**Erection of 9 dwellinghouses (Class C3) with associated landscaping, car parking and access road.
Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive
138437/FO/2023**

I refer to the above application. Whilst I am still awaiting various consultation responses, I believe it expedient to comment on the layout submitted. I make the following comments:

-Only 1 parking space is required per unit.

-The houses fronting Kenyon Lane would incorporate frontage parking along its entire length. This would present a negative frontage and have harmful impact to the appearance of the street-scene. It is requested that front garden areas are provided, and parking reduced to 1 space per property. Details of the boundary treatment should be indicated.

-Each property should incorporate an in-curtilage parking space and front garden. Please revisit the configuration of the layout for the 5 units to the rear of site to achieve this and investigate the omission of the communal parking area and shared surface.

-The footway along the site frontage on Kenyon Road should be 2 metres wide. Highway request confirmation that this would be the case and whether the applicant is looking to adopt this footway.

I would be grateful for your response and a revised layout to address the above points, within 14 days of this e-mail. Please contact me if you need to discuss further.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

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