

Re: 4 Thirsfeld Drive 136973/JO/2023

Muhammad Farooq <bds2000@live.co.uk>

Thu 15/06/23 11:54 AM

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

Hi Steven,

Thank you for the clarification with regards to the fee.

Therefore, we wish to withdraw this application referenced 136973/JO/2023 until further notice.

Kind Regards

M Farooq

Email: bds2000@live.co.uk

TEL: 01706 712231

MOB: 07967 605763

WEB: www.bdsfarooq.co.uk

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

Sent: 15 June 2023 08:46

To: Muhammad Farooq <bds2000@live.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>

Subject: Re: 4 Thirsfeld Drive 136973/JO/2023

Dear Sir/Madam

As it has been over 12 months since the approval of the original application, there is no mechanism for a free go or fee reduction.

A 'free go' would be applicable for resubmission of the current application, but only if the changes can be considered minor, as part of a revised S.73 application. If the changes are substantial, as currently proposed, a full application would be required and a new fee applicable.

Please let me know how you wish to proceed. As it stands, the application is heading for a refusal in the next few days.

Regards

Steve McCoombe

Senior Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

From: Muhammad Farooq <bds2000@live.co.uk>

Sent: 14 June 2023 5:04 PM

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

Subject: Re: 4 Thirsfield Drive 136973/JO/2023

Hi Steve,

Thank you, your patience, with this application.

Further to your comments we are now looking to make amendments to the design and will be submitting a full planning application again and my client has asked if you will take the fee over for this application and make a fee adjustment for the new application ?

I await for your response.

Kind Regards

M Farooq

Email: bds2000@live.co.uk

TEL: 01706 712231

MOB: 07967 605763

WEB: www.bdsfarooq.co.uk

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

Sent: 14 June 2023 11:39

To: Muhammad Farooq <bds2000@live.co.uk>

Subject: Fw: 4 Thirsfield Drive 136973/JO/2023

Dear Sir/Madam

Further to below, please can you confirm if you wish for the application to be determined for refusal, or if you intend to withdraw the application.

Regards

Steve McCoombe

Senior Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

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

Sent: 08 June 2023 3:12 PM

To: Muhammad Farooq <bds2000@live.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>

Subject: 4 Thirsfield Drive 136973/JO/2023

Dear Sir/Madam

**Variation of condition 3 (specified plans) attached to planning permission referenced
128160/FO/2022 to allow re-siting of the building
4 Thirsfield Drive**

136973/JO/2023

I refer to the above planning application.

Having assessed the proposal, the changes are not considered to constitute a minor amendment and technically require a new planning application.

Notwithstanding this, the proposal is not considered acceptable. The proposed building would be sited forward of the established front building line along Thirsfield and much closer to the roadside turning circle than neighbouring properties. The siting of the building in this location would create a highly intrusive and over-dominant feature in the street-scene, whilst being out of character with the pattern of development in the local area.

It is also noted that the proposed driveway has changed position, with the proposed house now closer to the neighbouring property at No.2 and elevationally the proposed house is different to that approved. No mention of this has been provided within the submitted application. Despite, this the principal issue of concern relates to the sitting of the proposed house beyond the front building line. It is noted that the site previously accommodated a house on the site, albeit with a smaller footprint. Perhaps a proposal akin to the previous footprint would be more appropriate, in order to avoid the manhole.

Given the above, I intend to recommend the application for refusal following expiration of the notification period. If you wish to withdraw the application, please let me know in writing within 7 days of the date of this e-mail.

Regards

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

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

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.
