

3 Bed 5 no 3 floors = 102
101-29

CASE FILE NOTES -

Application number:	137912 / F0 / 2023
Property address:	Former Police Station, Plant Mill Road
Date of site visit:	19/9/2023
Site Notice posted:	19/9/2023
Advertising:	19/9/2023
Officer Target Date:	08.12.2023
Neighbour Consultation date:	Date X neighbours 14.09.2023 → expires 05.10.2023
Additional notifications:	Internal Consultees - Highway Services - Environmental Health - Neighbourhood Services - Corporate Property - Housing Strategy - Refuse/Sustainability - Travel Change Team - Ward Councillors Regeneration Team - Central/ South / Wythenshawe Statutory Consultees - GMP / English Heritage/ Environment Agency/ Transport for GM/ GM Archaeological Advisory Service/ United Utilities/ Canal & River Trust/ THE BIG SIX Interested Parties - Civic Societies/ GM Ecology/ GM Pedestrians Society/ Wildlife Trust/ GM Geological Unit
Visual amenity / impact on character of area:	Brown brick, grey window frames, tile roofing
Residential amenity:	Overlooking/ loss of light, etc? 3bed / 5 person. Needs rebated windows / handles tails
Loss of trees or impact on landscaping:	5 Birch trees to junction of Bark House Rd / Plant Mill Rd. 1 tree to garden on Plant Mill Rd. (loss of 8 trees)
Crime and safety:	Accompanied by a CIS
Car parking & access:	New VC to dwellings 18 existing spaces - 12 spaces proposed
Disabled access:	Ramped Access
Notes and any other Issues:	Erection of 12 x 3 storey townhouses Police Station closed 2015. W - D - H - to eaves to ridge Camberwell Park Subst. weld mesh fencing to Barkhouse Road + adjacent to northern site boundary. (2.4m?) (Bungalows removed.) Site boundary mix of low / high brick wall adjacent to the weld mesh fencing Existing bldg is pt 3, pt single storey. Building currently set well back from adjacent highway.

0.18 Ha site area

AWAITED REPORTS

- △ SUSTAINABILITY / BAT SURVEY
- 100% affordable housing