

Re: 197 Victoria Avenue

Joe Lindon <joe@atxbuildingdesign.co.uk>

Mon 27/11/23 9:35 AM

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

Steven,

It is my understanding that the application is to return the property to its previous use. I am unaware of whether the previous application had access to the rear only or not.

Would you reconsider your recommendation, should the proposal include security lights and/or a CCTV system be in place?

Any additional security you feel is appropriate shall be installed, approval conditional to your requirements.

I trust you have visited the site, and are aware that the rear entrance is located through secured gates to the side of the property.

Should you still feel the application is to be refused please allow me to inform my client and allow them to withdraw the application should they wish not to receive the refusal.

If you would like to discuss anything further please do not hesitate.

Joe.

On 23/11/2023 12:36 GMT Steven Mccoombe
<steven.mccoombe@manchester.gov.uk> wrote:

Mr Lindon

**Change of use from first floor office to self contained flat (Class C3).
197 Victoria Avenue
138327/FO/2023**

I refer to the above application.

Whilst the principle of a first-floor flat is acceptable, the rear access is not supported. The rear access as the only point of entry would lack natural surveillance from the public domain and leaving prospective occupiers vulnerable to criminal activity, undermining security. Greater Manchester Police have also raised concerns in this regard.

Given the above, I intend to recommend the application for refusal. If you wish to withdraw the application and resubmit with a revised scheme to allow for access from the front, please let me know by 29 November 2023.

Regards

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

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Joe Lindon
Architectural Designer

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