

Re: 197 Victoria Avenue

Joe Lindon <joe@atxbuildingdesign.co.uk>

Tue 28/11/23 9:31 AM

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

 1 attachments (529 KB)

(124) 001A - Existing and Proposed Plans.pdf;

You don't often get email from joe@atxbuildingdesign.co.uk. [Learn why this is important](#)

Steven,

Find attached the amended layout, to show CCTV over the rear access door and security light to the rear and side of the property.

I spoke with my client yesterday and she has agreed that your request was not unreasonable, I trust if you require the system to be to a certain specification you will provide this information separately/as part of your approval.

If you require any further information please do not hesitate.

Joe.

On 27/11/2023 10:15 GMT Steven Mccoombe
<steven.mccoombe@manchester.gov.uk> wrote:

There's enough time left on the application to provide the details up front if you prefer.
Can you provide details within 14 days 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.ukwww.manchester.gov.uk

From: Joe Lindon <joe@atxbuildingdesign.co.uk>**Sent:** 27 November 2023 10:07 AM**To:** Steven Mccoombe <steven.mccoombe@manchester.gov.uk>**Subject:** Re: 197 Victoria Avenue

Steven,

I appreciate your reconsideration.

Would you prefer the approval to have the additional information provided as a condition or have the changes noted on the layouts?

Joe.

On 27/11/2023 10:03 GMT Steven Mccoombe
<steven.mccoombe@manchester.gov.uk> wrote:

Mr Lindon

I have discussed this with the Section Manager. It is felt that given the rear access already exists and whilst not ideal, the proposal could be made acceptable with the inclusion of security measures such as dusk till dawn lighting, access controls to the gates and CCTV.

As such, following reconsideration of the proposal, I progress the application towards approval.

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: Joe Lindon <joe@atxbuildingdesign.co.uk>
Sent: 27 November 2023 9:35 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: Re: 197 Victoria Avenue

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

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.

Joe Lindon

Architectural Designer

ATX Building Design

Mobile - 07557919149

Office - 07387894335

www.atxbuildingdesign.co.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.

Joe Lindon

Architectural Designer

ATX Building Design

Mobile - 07557919149

Office - 07387894335

www.atxbuildingdesign.co.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.

Joe Lindon

Architectural Designer

ATX Building Design

Mobile - 07557919149

Office - 07387894335

www.atxbuildingdesign.co.uk