

Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Mon 14/08/2023 09:06

To: Carl Glennon <carl.glennon@manchester.gov.uk>

 2 attachments (3 MB)

13082023_100 Ogden Lane, Openshaw, Manchester, M11 1NG_R4.pdf; 13082023_100 Ogden Lane, Openshaw, Manchester, M11 1NG_R3_Site Plan.pdf;

Hi Carl,

Please find attached amended site plan.

We agree to the conditions: the inward opening gates, cycle storage, waste area, electric charging points, have all been added to the proposed site plan.

Warm regards,

Dr Kanadi Jagafa

Director

Tel: 07551568335

Image

<http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,

Manchester

M1 3BR

United Kingdom

From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: Thursday, August 10, 2023 11:43:56 AM

To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

Thank you for your email.

I am preparing the delegated report in relation to the above.

It is not considered that the proposed configuration of car parking spaces would deliver a satisfactory and practical arrangement as it would result in excessive vehicle movements when accessi and egressing the site. Please amend the site layout plan and omit the parking spaces 01 and 02 and incorporate the resulting space into a useable amenity area. Please provide the amended drawing before the determination of the application. The determination date is 14 August 2023. Please advise if you require an extension to the determination period to 21 August 2023 to allow the amended drawing to be submitted.

It will also be necessary to relate the development to conditions requiring the following:

- i. The provision of suitably designed inward opening gates to the car parking space. The revised layout drawing should demonstrate that there would be sufficient space for the gates to open into the site.

- ii. Details of and hard and soft landscaping scheme.
- iii. Details of cycle storage. Given the number of potential occupants a storage capacity for at least 3 cycles.
- iv. Details of waste and recycling enclosures with bin capacities that accord with the following guidance:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3
- v. The provision of an electric vehicle charging point with a minimum charging capacity of 7 kw/H.
- iv. Approval and implementation of a scheme to demonstrate that the property is appropriately insulated from external noise source.
- v. The development can only be occupied as a Class C3 dwellinghouse. The use of the property as a house in multiple occupation would not be permitted.

I look forward to receiving your comments in relation to the above.

Yours sincerely,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>
Mobile: 07814 086043

From: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Sent: 01 August 2023 13:51
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hi Carl,

I'm still waiting on an update. Thank you.

Warm regards,

Dr Kanadi Jagafa (PhD)
Director



Mason and Marlowe

W: <http://masonandmarlowe.co.uk/>

E: k.jagafa@masonandmarlowe.co.uk

Tel: 07551568335

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United Kingdom

From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: 17 July 2023 17:16

To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hello Kanadi,

Please provide an updated Certificate B confirming the parties Notice No 1 was served upon and the date the notice was served.

Upon receipt of the above the planning application can be re-validated.

Regards,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>
Mobile: 07814 086043

From: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Sent: 17 July 2023 08:00

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hi Carl,

All the necessary parties have been notified three weeks ago.

How do we proceed now?

Warm regards,

Dr Kanadi Jagafa (PhD)
Director



Mason and Marlowe

W: <http://masonandmarlowe.co.uk/>

E: k.jagafa@masonandmarlowe.co.uk

Tel: 07551568335

Colony, 5 Piccadilly Place,

Manchester

M1 3BR

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From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: 19 June 2023 10:45

To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

Can you please advise how your client wishes to proceed with the above planning application.

For purposes of clarity, although access may have been previously utilised, your client proposes to use it in conjunction with a new development.

When submitting a planning application, it is a legal requirement that all parties with an interest in land affected by a development are notified.

From the information that is available, it is not apparent that the appropriate notice has been served. In these circumstances, the planning application cannot be proceed until confirmation of the service of notice has been received.

Yours sincerely,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530

email: carl.glennon@manchester.gov.uk

Web: <http://www.manchester.gov.uk>

Mobile: 07814 086043

From: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Sent: 06 June 2023 16:22

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hi Carl,

I don't understand. His is the current situation. That gate access is an existing. We're not proposing a new access. Right now, that's how the pub accesses it's rear. They go through the land to the gate.

I can fill the form, that's not a problem. But I don't get why it's required since we're reverting to the current access.

Regards,

Dr Kanadi Jagafa

Director

Tel: 07551568335

Image

<http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,

Manchester

M1 3BR

United Kingdom

From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: Tuesday, June 6, 2023 2:38:10 PM

To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

Thank you for your email.

In order to access the car parking area, land outside your client's ownership would still be utilised.

In these circumstances Notice No 1 would still need to be served on the City Council as an affected landowner.

The application will therefore need to be invalidated until appropriate confirmation of the service of notice has been received.

I look forward to hearing from you.

Yours sincerely,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>
Mobile: 07814 086043

From: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Sent: 06 June 2023 12:43
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hi Carl,

The area in yellow is the area highways is referring to having a freehold interest. The bred line has been moved back. So, Certificate B should no longer be necessary.

Dr Kanadi Jagafa
Director
Tel: 07551568335
Image
<http://masonandmarlowe.co.uk/>
Colony, 5 Piccadilly Place,
Manchester
M1 3BR
United Kingdom

From: Carl Glennon <carl.glennon@manchester.gov.uk>
Sent: Tuesday, June 6, 2023 12:23:15 PM
To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Subject: Fw: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

I have been advised that whilst your client has a leasehold interest in the land to be used for car parking, the freehold interest remains with the City Council.

The required notice has not been served on the City Council.

The planning application is therefore invalid.

If the planning application is to progress Notice No 1 will need to be served on the following:

Capital Programmes and Procurement, Corporate Core Directorate

PO Box 532, Town Hall
Manchester
M60 2LA

Certificate B within the attached application forms will also need to be completed and returned.

I look forward to hearing from you.

Yours sincerely,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>
Mobile: 07814 086043

From: Carl Glennon <carl.glennon@manchester.gov.uk>
Sent: 31 May 2023 17:11
To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Subject: Fw: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

I have reviewed that the submitted land registry information that indicates your client's leasehold interests.

However, the freehold interest has not been demonstrated through the submitted details.

I will discuss with colleagues with access to local authority records to determine, if the council maintains a freehold interest in the land.

You may also wish to undertake your own Land Registry checks.

The freehold interest will need to be established as appropriate notice has to be served (on the freeholder) and Certificate B completed.

I look forward to hearing from you.

Yours sincerely,

Carl

Carl Glennon

Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
Web: <http://www.manchester.gov.uk>
Mobile: 07814 086043

From: Carl Glennon <carl.glennon@manchester.gov.uk>
Sent: 30 May 2023 13:20
To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

Thank you for your email clarifying details of the site ownership.

As the leasehold relating to the land has been agreed it may not be appropriate for the issue of stopping up of the land to be revisited at this stage. However, I have asked Highways to advise further on this issue.

There is concern regarding the amount and configuration of proposed car parking. It is recommended that two car parking spaces be provided. Appropriate gates and boundary treatment should also be provided to Ogden Lane and to demarcate the proposed amenity area.

Please also consider and respond to the requests set out below relating to waste management, the provision of secured cycle storage and an electric vehicle charging point.

I look forward to hearing from you.

Yours sincerely,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
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Mobile: 07814 086043

From: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Sent: 29 May 2023 18:01
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Hi Carl,

Please find attached the Title Deed showing that the proposed parking area is within the ownership of the applicant.

Could clarify this with highways and let me know.

Thank you.

Dr Kanadi Jagafa (PhD)
Director



Mason and Marlowe

W: <http://masonandmarlowe.co.uk/>
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From: Carl Glennon <carl.glennon@manchester.gov.uk>
Sent: 25 May 2023 16:51
To: Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>
Subject: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Dear Kanadi,

I write with regarding to the above and to advise you of consultation comments as set out below.

I have reviewed Highways comments regarding the inclusion of part of the adopted highway within the red edge identifying the application site, i.e., the area to the west of the site to be used for car parking and an amenity area. This land forms part of the adopted highway and is therefore outside your client's ownership. The required service of notice on the City Council has not been undertaken and the planning application is therefore invalid. It will be necessary to complete and submit Certificate B on the planning application forms following the service of Notice No 1 on the following:

Head of Network Management (Highways)
Manchester City Council
The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA.

Head of Development & Investment Estate Development Team
Manchester City Council
Growth & Development
Level 8 Town Hall Extension, Manchester, M2 5DB.

It is also advised that the Development Team be contacted to discuss the use of Council owned land as part of the proposed development. If the land cannot be acquired, it will not be possible to deliver the proposed development should planning permission be granted. Significant changes to the proposal would also be required.

I have attached a copy of the application form that includes Certificate B and Notice No 1 that needs to be served on each of the above.

Your client may wish to withdraw the planning application so that discussion can be undertaken to determine the extent of the proposed development site and to establish land ownership details.

If your client has any further information relating to the ownership of this land, please submit it for consideration.

I look forward to receiving your comments and advice regarding how your client wishes to proceed with the planning application.

Yours sincerely,

Carl.

Consultation responses

1. Highways

1.1 The pedestrian access points will remain as existing, this is acceptable to Highways.

An existing parking area is situated to the side of the property which is accessed via an existing vehicular access point from Ogden Lane. There are no amendments noted regarding the vehicular access.

1.2 However, Council records indicate that the proposed parking area is on the adopted highway. A stopping up order would be needed to extinguish existing highway rights through a S247 agreement at the applicant's expense and would need discussion with the appropriate Council department. Where there is a requirement to stop up or divert an existing section of highway or footpath (under either a S116 Highways Act 1980 or S247/S257 Town and Country Planning Act 1990) a discussion should be undertaken with the Statutory Approvals Team, so an appropriate process can be determined and taken forward, at the applicant's expense. Details can be accessed via the following link:

<https://www.manchester.gov.uk/xfp/form/1943>

1.3 The applicant should confirm that they have landowner agreement for the use of the land as part of the development.

1.4 The length of the driveway should be confirmed to ensure that vehicles do not overhang the footway, i.e., each driveway space should provide a minimum of 3.0m x 6.0m. The applicant should provide verification that the necessary vehicle manoeuvres can be undertaken at the entry / exit point, as well as access/egress the spaces suitably, through the provision of vehicle swept path information. Highways would not accept the need for vehicles to reverse on to the highway.

[Given these comments the amount and configuration of the car parking spaces will need to be reviewed.]

1.5 100% cycle parking is required in a secure and sheltered location within the site.

1.6 No boundary treatments are proposed. The applicant should be advised that any boundary treatments to the adopted highway should retain visibility from a height of 600 mm upwards in order to protect sight lines. All gating which is accessed from the highway must be inward opening, in order to prevent obstruction to passing footway users.

1.7 It is acceptable for waste bins to be stored within the curtilage of the property and serviced via existing operations. However, the distance from the bin stores to the collection point must be clarified and accordance with GD04 guidelines.

1.8 Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email:

highwaylicences@manchester.gov.uk

2. Environmental Health

2.1 The following acoustic insulation condition is required:

a) Before the occupation of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Ogden Lane and any other identified noise source shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation and ventilation scheme shall be implemented before the occupation of the development.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources, in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

2.2 The waste and recycling management details should be supplemented with the following:

- i. Estimated volumes and types of waste produced by the development;
- ii. Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii. Location of the proposed collection point and details of the route the collection vehicle will take;
- iv. Details of how waste will be transferred between stores and to the collection location;
- v. Details of number and capacity of bins proposed and collection frequency. Please refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy.

2.3 The following condition is required maintain air quality and endure the delivery of EV charging points

Prior to occupation of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before the occupation of the development and maintained in situ at all time s thereafter.

*Reason: To secure a reduction in air pollution from traffic or other sources, in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for the City of Manchester. **

* The developer should refer to MCC's AQ Guidance Note for EV charge point recommendations,

2.4 Informative: Contaminated land watching brief – Should ground and / or groundwater contamination and/or ground gas be encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice regarding how to proceed.

3. **GM Police Design of Security** – The following recommendations have been received:

3.1 The windows on the front elevation are positioned directly adjacent to the public footway which could leave them vulnerable. It is highly recommended that these windows are protected by ornamental metal bars to the lower half or a perforated screen.

3.2 Changes to the building should accord with Secured by Design standards.

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,

Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
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