

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

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

Tue 24/10/2023 16:15

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

 1 attachments (504 KB)

20102023_100 Ogden Lane, Openshaw, Manchester, M11 1NG_R4_Site Plan.pdf;

Hi Carl,

Find attached revised site and location plans.

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: Monday, August 14, 2023 1:23:42 PM

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

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

Hello Kanadi,

Thank you for your email and additional information and for clarifying the detail of the car parking layout in our earlier telephone conversation.

As discussed, it is considered that the following issues will need to be addressed before the determination of the planning application.

1. External layout

1.1 The site layout drawings have not indicated two demarcated car parking spaces that would achieve minimum dimensions of 4.8 metres (length) x 2.4 metres (width) when the gates are in and open position. Given the extension of the hard surfaced [parking] area, it will be necessary to confirm if a permeable surface or surface water drainage would be provided. For the avoidance of doubt the siting of the proposed cycle storage should be shown on drawings referenced: Proposed ground floor drawing.

2. Justification statement

2.1 The detail of the justification of the loss of the public house have been assessed. It is recognised that the public house use cease around 2009 and does not appear to have been lawfully reinstated. However, to justify the loss of the building as a potential community asset, further