

CASE FILE NOTES -

15/12/2022

Application number:	134775 / FO / 2022
Property address:	Land at Louisa Street
Date of site visit:	15/12/2022
Site Notice posted: Advertising:	15/12/2022
Officer Target Date:	16 th February 2022
Neighbour Consultation date:	Date X neighbours 30/11/22 → expires 21/12/2022
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:	Large areas of hardstanding
Residential amenity;	Overlooking/ loss of light, etc? End terrace has window to gable elevation adjoining site.
Loss of trees or impact on landscaping:	Lots of buddleia, limited nos of trees. 45 new trees + Beech hedge + Bracken hedge
Crime and safety:	
Car parking & access:	Site currently has two access points from Louisa Street -
Disabled access:	Level Access (7 apartments M4(2) complied)
Notes and any other issues:	Site currently occupied by 25 story bldg to Louisa Street frontage + single storey W - back buildings to southern edge of the D - H - to eaves to ridge - site To south of site open space with paths + trees Boundary to site has many trees in the O.S area To western boundary - footpath / cycleway with trees to boundary. To north industrial unit on Fern's St + terraced row of houses to Louisa St High brick boundary wall to northern boundary + side elevation of industrial unit on Fern's Street

- Δ Loss of employment space in B.
- Δ Query potential for more M4 hwy.

- Δ Telegraph pole within site boundary [Planned BT?? need consultation]