

134775 issues

The use of low railings to the front boundaries of the houses on Louisa Street is not acceptable , and need to comprised a low wall and railings.

All houses within the development need to have boundary treatment to the front garden areas i.e. plots 9-14 and 20-29 .

All properties should have 100% an 200% parking provision.

There is nothing to prevent fly parking to the spaces to the rear of properties on Louisa Street , there's spaces would be within the curtilage of each property.

The boundary treatment plan and the landscaping plan do not match in terms of the parking arrangements for plots 26 and 27.

Each apartment will need to have access to an EV due to changes in part s of Building Regulations

I would recommend that the window frames be dark grey rather than white.

Window openings need to be recessed and this needs to be shown on the layout plans and elevations .

Materials plan shows all house in one brick colour , but the street views show the use of differing bricks colours for the proposed houses .

Please clarify what is meant by intermediate housing

Refuse storage of the proposed flats closer to the flats

Still a concern as I'd be interested to know who owns the bin stores, will they be on land owned by the building or land adopted by Manchester City Council? If adopted by Manchester City Council, we don't give permission for a bin store, as it would become our problem if it gets misused. However if the land will remain private, so be it.

Culvert survey – has it been done and what are the findings 31.01.2023