

Information, Delivery & Support Team Planning
P O Box 532 Town Hall
Manchester M60 2LA

Ref: 135680/FO/2022
By email

Date: 23 January 2023

Dear Sir or Madam,

Land Off Ambrose Street, Manchester, M12 5DD

Response to invalid letter (LPA Ref: 135680/FO/2022)

Further to your letter dated 20 December 2022 relating to the above application (LPA ref: 135680/FO/2022), we have set out the applicant's response to the matters raised below.

1. Location plan and details of fencing

Please find attached the following information to address details on fencing:

- Existing and Proposed Fence Elevations and Details (drawing ref: MH1314-12)
- Landscape General Arrangement (drawing ref: UG_1754_LAN_GA_DRW_01 Rev P03)

A location plan was submitted with the original application (drawing ref: MH1314-00 Rev A), where the extent of the proposed fencing shown on submitted drawing 'Proposed External Works' (drawing ref: MH1314-11).

All existing palisade fencing will be removed and replaced with 2.4 metres high black paladin fencing. The proposed paladin fencing will be more extensive across the site to assist with security. Detailed elevations are enclosed with this letter (drawing ref: MH1314-12).

The proposed fencing on the western edge of the site facing Pottery Lane will sit behind the existing retaining wall, which will be reduced in height to approximately 300 mm above ground level (set out in green dashes on drawing ref: MH1314-12) to open up the site from Pottery Lane and showcase the proposed landscaped frontage.

On the southern boundary facing Ambrose Street, the existing palisade fencing and gate will be replaced, with the replacement paladin fencing extending further east towards the eastern edge of the proposed building.

On the eastern edge, the paladin fencing will be no higher than 2.4 metres and will be cut depending on the height of the retaining wall it will be on mounted on.

The submitted landscape plan (drawing ref: UG_1754_LAN_GA_DRW_01 Rev P02) incorrectly annotated the boundary treatment as timber. For consistency with the rest of the submission, the landscape plan has been amended to annotate this boundary treatment as black paladin fence (UG_1754_LAN_GA_DRW_01 Rev P03).

2. Demolition Methodology Statement

The contractor has not been appointed so this information cannot be provided at this stage. The applicant can provide this statement upon appointment of the contractor, either during the determination of the application or through a planning condition that meets the NPPF tests.

3. Waste Management Strategy

Please find attached the following information to address waste management:

- Completed Appendix E - Proforma for Planning Applications
- Refuse Collection Arrangements (drawing ref: 3232-01-ATR02)

The location and details of the refuse storage area can be found on the Proposed External Works drawing (ref: MH1314-11). The Refuse Collection Arrangements drawing (ref: 3232-01-ATR02) has a refuse vehicle tracked within the site, which Storage World employees will make the bin available for collection.

Storage World will directly employ three full time and one part time member of staff to manage the operations of this facility. The tenants and businesses that occupy the self-storage units will be responsible for their own waste disposal.

The provision of a single 1100 litre commercial waste bin is more than sufficient to meet the waste disposal needs of the Storage World employees and this bin can be accommodated within the proposed storage area outlined on the submitted drawing 'Proposed External Works' (drawing ref: MH1314-11).

With regards to waste disposal, the proposals are a betterment than the current situation on site today.

We thank you for your patience and trust this letter and its enclosures are sufficient to validate this application without further delay.

Yours sincerely,

A handwritten signature in black ink, reading 'Thomas O'Kane'.

Thomas O'Kane

cc: Storage World

enc: As above