



Planning

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Date: 28 November 2022

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 135329/PDE/2022

Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3.4m and a height at eaves of 3m

Location: 156 Birchfields Road, Manchester, M14 6PE

Manchester City Council confirms that no objections have been received and the development can go ahead subject to the development being carried out in accordance with the submitted details and being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

The applicant is advised that the application site falls near land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester (Western Leg), known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. In addition, as the HS2 project is not yet at a detailed design stage, the applicant is advised to closely follow ongoing progress of the HS2 programme.

More information can be found at:
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Yours faithfully,

Julie Roscoe

