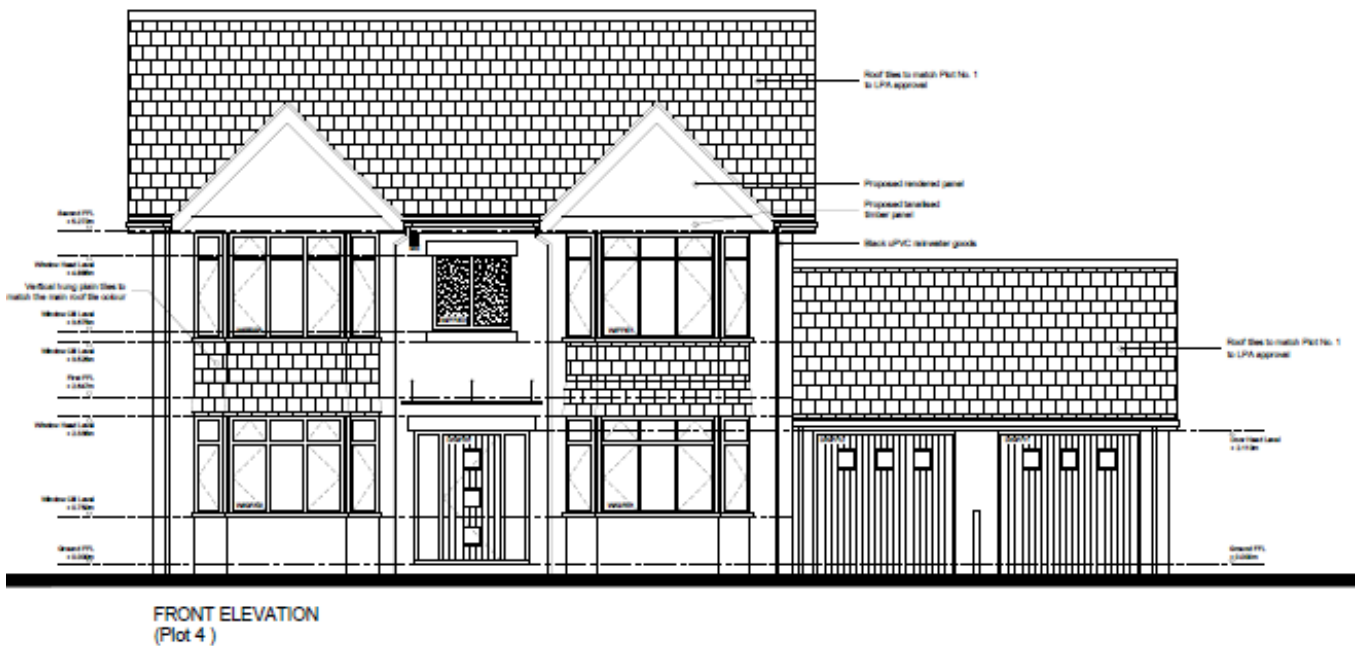


LAWFUL DEVELOPMENT CERTIFICATE SUPPORTING DOCUMENT

PROPOSED NEW DETACHED DWELLING

PLOT No. 4



**72 ERRWOOD ROAD,
BURNAGE, MANCHESTER.
M19 2QH**

**on behalf of
Dharmesh Maisuria**

Project No. 13,542 – October 2022



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

This document has been prepared to support a Lawful Development Certificate application to confirm that a technical start has been made at 72 Errwood Road, Burnage, Manchester for the proposed development of 3 No. new dwellings, the refurbishment and extension of an existing dwelling and associated external works as approved under planning application 124282/FO/2019 with a variation of condition application, ref 129000/FO/2020 approved on 16th July 2021.

Below is an image taken from the original planning approval notice (top image) & the variation approval notice (bottom image).

Part 1 – Particulars of the application/development

Proposal: Retention and alterations to existing dwelling and the erection of 1 no. new detached property and 2 no. semi-detached properties with associated car parking, garages, external landscaping and boundary treatments

Location: 72 Errwood Road, Manchester, M19 2QH

Date of application: 22 July 2019

Application number: 124282/FO/2019

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Part 1 – Particulars of the application/development

Proposal: Variation of condition no.2 (specified plans) attached to planning permission ref: 124282/FO/2019 to allow reconfiguration of garden areas and elevational alterations.

Location: 72 Errwood Road, Manchester, M19 2QH

Date of application: 7 January 2021

Application number: 129000/JO/2020

Below are photographs taken on 5th September 2022 at 72 Errwood Road, Burnage to record the setting out and excavation works for the foundation footings of Plot No. 4 of planning approval 124282/FO/2019.

Photograph A



Above is an image showing Plot No. 4 marked out and commencement of the foundation excavation.

Photograph B



Above is an photograph showing the ground cleared on site ready for commencement of the works.

Photograph C



Above is a photograph showing the excavation for the foundations of Plot No. 4.

Photograph D



Above is a photograph looking towards Errwood Road showing Plot No. 4 marked out.

Photograph E



Above is a photograph looking from Errwood Road towards the back of the site with the ground cleared ready for the excavation works to the left of the photograph.

Photograph F

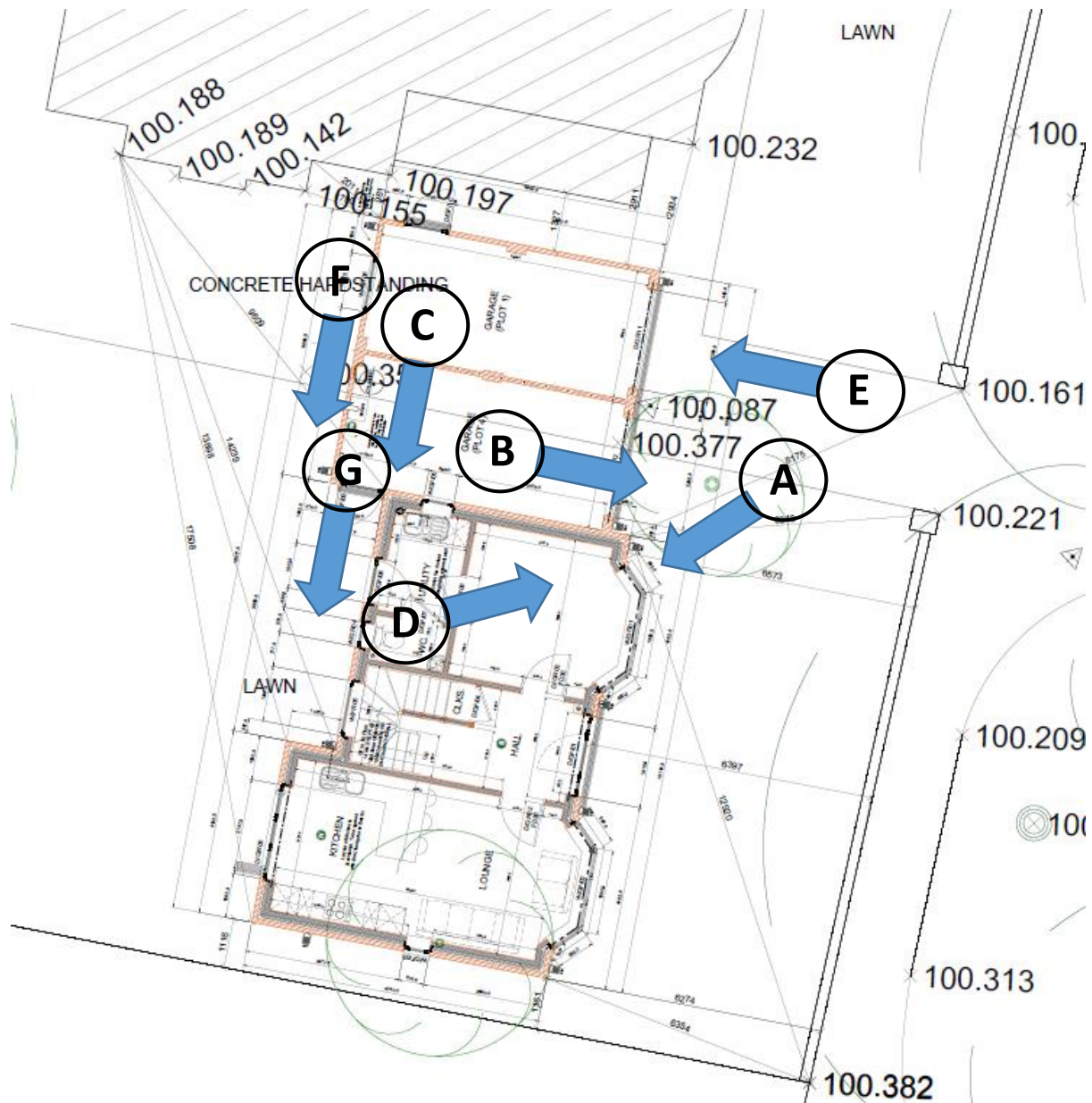


Above is a photograph showing the excavation for the foundations of Plot No. 4.

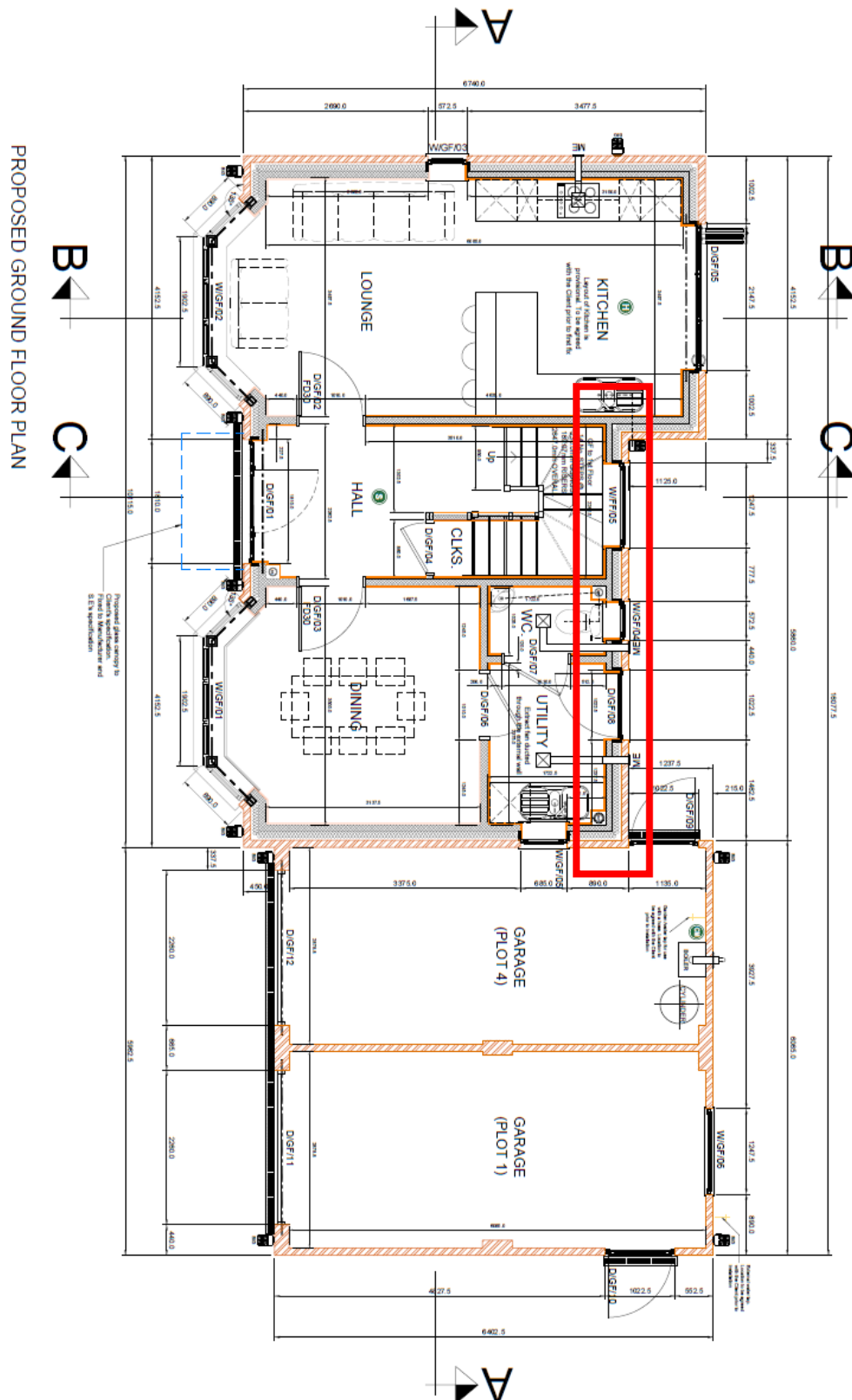
Photograph G



Above is a view looking at the foundation footings following excavation works.



Above is an image of the proposed site plan showing Plot No. 4, with arrows indicating the location and general direction of each photographs taken on the 5th September 2022.



Above is an image showing the ground floor plan of Plot No. 4 with a red box indicating the location of the dwelling where excavation for the footings commenced on 5th September 2022.

Approved Inspectors Ltd
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Web: www.approvedinspectorsltd.co.uk



13th September 2022

Mr Dharmesh Maisuria
64 Burnside Drive
Burnage
Manchester
M19 2LZ

Reference: AIEC-21-53664
Site Address: Land @ 72 Errwood Road, MANCHESTER, M19 2QH
Project Manager: David Wall

Site Inspection Record

These records are provided for the sole use by our client only. They must not be used by any third party for any purpose and in particular must not be relied upon by any warranty provider.

Date	Type	Description
07/09/2022	Foundation Excavations	Strip foundation excavation for approximately 50 percent of the first dwelling has been completed to a depth of approximately 1m, this is 600 mm wide in to a firm clay strata, excavated below invert of level of drainage.

Established 2009

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Registered Office:
2 Mannin Way, Lancaster Business
Park
Lancaster, LA1 3SU

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Above is an image of the Approved Inspector's site inspection record from the 7th September 2022 confirming that excavation works for the foundations of Plot No. 4 have commenced to their approval.