

From: FMBDesign Ltd <[REDACTED]>
Sent: 25 October 2022 12:00
To: Harriet Aidoo <[REDACTED]>
Subject: Re: 134881/FH/2022 - 34 Collin Avenue

Good afternoon Harriet

With regards to your concern in your recent email, please find below the approach taken that may satisfy the concerns:-

1. The front wall offset on the first floor is now amended to 1500mm
2. The side window on the ground floor level is omitted and the first floor side bathroom window will be obscure glazing as shown on the drawing.
3. Refuse Bin: an enclosure/storage has been provided as shown on the attached drawing. On refuse collection day, bins will be moved from the storage to the front of the collection through the garage and visa versa.

I hope the above will satisfy your concerns and be able to support the application. However should there be anything you require, please do not hesitate to contact me.

Kind regards
Michael

1. On Mon, 24 Oct 2022 at 13:33, Harriet Aidoo <[REDACTED]> wrote:

| Noted with thanks, Michael.

In terms of the set-back, a minimum of 1.5m could be starting point for assessment. Hope this helps.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday only)

Postal Address: Manchester City Council, P O Box 532, Town Hall, Manchester, M60 2LA

Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: FMBDesign Ltd [REDACTED]
Sent: 24 October 2022 11:39
To: Harriet Aidoo [REDACTED]
Subject: Re: 134881/FH/2022 - 34 Collin Avenue

Hi Harriet

Thanks for your email and points highlighted.

will be having a chat with the client later on but one thing I would like to know from you if you can, is the 1.0M front elevation offset on the first floor is not adequate. Could 1.5m or 2M be acceptable.

With the rest of the issues in your email I will come back to you with what the solutions would be but in the meantime please advise the minimum offset that would be acceptable in this case.

Looking forward to hearing from you soon

Kind Regards
Michael

On Mon, 24 Oct 2022 at 12:06, Harriet Aidoo <[REDACTED]> wrote:

Thank you for the email and attachments Michael, however these may be little premature as I outline below:

I Following previous correspondence, an assessment of the submitted information, and having consulted with colleagues, I am now in a position to advise that on basis of the initially submitted sets of plans, and these attached plans, we would be unable to support this application by virtue of the proposed set-back along the first floor front elevation, coupled with privacy impact matters from the proposed habitable room side facing windows along the boundary. In addition, it is unclear how refuse management arrangements - i.e. the storage location of wheeled bins would be catered for, as the access along the side elevation would be lost to accommodate the proposed extension. Subject to these matters having been overcome, the proposal can be considered as acceptable. Please confirm how you wish to proceed.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: [REDACTED]

Mobile: [REDACTED]

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From: FMBDesign Ltd <[REDACTED]>
Sent: 23 October 2022 10:31
To: Harriet Aidoo <[REDACTED]>
Subject: Re: 134881/FH/2022 - 34 Collin Avenue

Hi Harriet

I have had to resend the attached dwgs as the earlier one I sent on 22.10.22 had not included revision numbers. My apologies

Please replace them with these PL002 re3 and PI003 rev 02

Kind Regards
Michael

On Wed, 14 Sept 2022 at 15:08, Harriet Aidoo <[REDACTED]> wrote:
Dear Sir,

Re: Erection of part single, part two storey side and rear extension

This email is to advise you that I propose conducting an officer's site visit in relation to the above application on 21/09/2022 between 11:30 - 15:00hrs. Can you therefore advise your client in this regard, and if there is a gated access it is unlocked for the visit, thanks.

Best Wishes,

Mrs. Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

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