



Mr Damian Gore
Abex Design Ltd
5 Breezehill Park
Neston
CH64 9XZ

Date: 9 September 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.: 134571/PDE/2022

Description: Prior notification of proposed larger home extension projecting 5.96m to the rear with a maximum height of 3.35m and a height at eaves of 2.35m

Location: 29 Mouldsworth Avenue, Manchester, M20 1GR

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.

A response to the proposal has been received from Cadent Gas Network as there is pressure assets in the vicinity of the property. Cadent Gas have advised that the applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

However, if buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

A copy of the full response from Cadent Gas and its attachments have been forwarded to you separately.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing