

Existing elevations 2 MK01/1018/04

Proposed ground floor plan MK01/1018/05 Rev B

Proposed first and second floor plan MK01/1018/06 rev.A

Proposed elevations 1 MK01/1018/07 rev.A

Proposed elevations 2 MK01/1018/08 rev.A

Proposed site layout revised MK01/0419/09C

Planning, design and access statement by Chorlton Planning Ref: A:1981 (as amended by revised drawings)

Email from agent dated 29 May 2020 confirming access arrangements to the rear ground floor flat (No 2).

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for City of Manchester.

2) The development shall be implemented in accordance with the materials and specifications as set out in the submitted planning application forms and shall include the use of matching new and replacement brickwork, mortar, roof tiles and window frames. These materials shall be maintained in situ upon completion of the development and thereafter.

Reason - In the interests of residential amenity and the character of the building pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development hereby approved relates to the formation of a total of 8 apartments (Class C3).

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the authorised apartments, a plan showing the demarcation and setting out of car parking spaces as shown on referenced: Proposed site layout revised MK01/0419/09C shall be submitted to and approved in writing by the City Council as local planning authority. The submitted plan shall include details of the provision of an accessible space and shall be fully implemented prior to the occupation of the authorised apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity, to ensure the provision of adequate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

5) The arrangements for the storage of cycles shall be implemented in accordance with the details and specifications of drawing referenced: Proposed site layout revised MK01/0419/09C, as hereby authorised, shall be implemented prior to the occupation of any of the apartments and maintained in situ thereafter.

Reason - In the interests of residential amenity, to ensure the provision of adequate facilities for secure cycle storage pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

6) Notwithstanding the detail of drawing referenced: Proposed site layout revised MK01/0419/09C and before the occupation of the authorised apartments, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to cross sections of the ramp and details of a related balustrade