

Dear Planning Officer,

Re: Explanation Regarding Pre-Application Submission and Updated Application Form

Application Reference: 143922/FO/2025

Applicant: Mr Farhad Ghadimi

Site: 5 Demesne Road, Manchester, M16 8HG

I hope you are well. I would like to provide a brief explanation regarding the circumstances around my initial pre-application and the subsequent full planning application submission.

Before submitting the full planning application, I attempted to request pre-application advice. However, I could not locate the pre-application submission route on the Manchester City Council website at that time. I therefore submitted the pre-application information and drawings via the Planning Portal and also contacted the MCC planning inbox by email. Unfortunately, I did not receive any response and later realised that Manchester City Council does not accept pre-application submissions through the Planning Portal, which explains why no feedback was provided.

As a result, when I proceeded to submit the full application, the incorrect form was used, and the development description did not clearly state that one new residential unit was proposed. I now understand that this was the reason the application could not be validated.

I have now uploaded a fully corrected Full Planning Application Form which clearly states:

- The proposal is for 1 new single-storey residential dwelling,
- The number of proposed units is 1, and
- All details now match the submitted drawings and heritage statement.

I trust this resolves the validation issue, but please let me know if any further information is required. I appreciate your patience and apologise for any confusion caused by the earlier pre-application attempt.

Kind regards,
Sadr