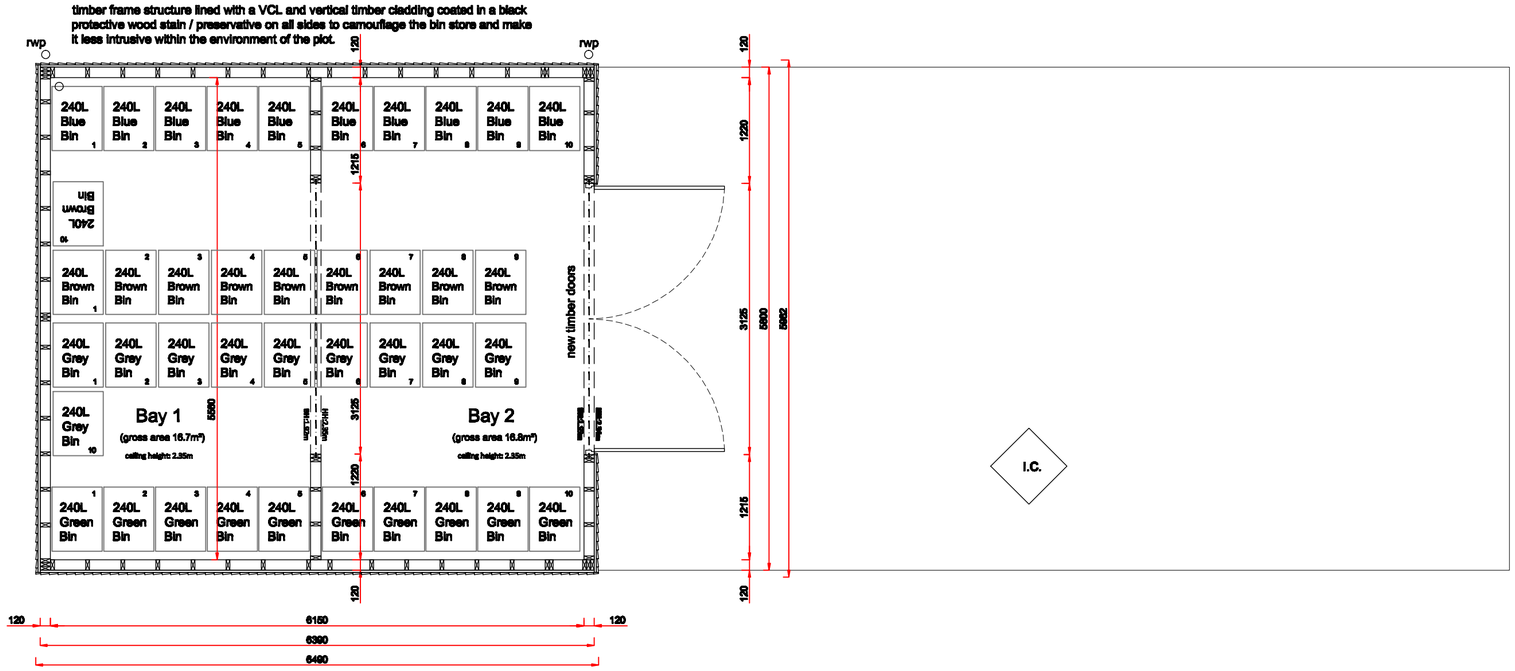
NOTE: The Proposed Plans have been approved by Senior Planner David Lawless, and the Conservation Officer following a pre-planning consultation with Manchester Planning Authority.
This retrospective planning application is in response to Enforcement Notice ENF/16148/25 to regularise the construction of a single storey bin store that does not have formal planning permission.

NOTE: The existing timber structure had originally been built to support a lightweight roof, covered by a single-ply rubber membrane. The roof structure has been amended to a much heavier green roof after pre-planning consultation with the Planning and Conservation Officers.
A Structural Engineer must provide Structural Calculations to confirm the timber roof joists and overall timber structure can support the imposed loads of the proposed green roof, as well as wind and snow loads.
The timber frame structure and roof joists are to be modified and braced in accordance with the Structural Engineer's recommendations.

NOTE: Client / Contractor to confirm if the proposed works need to be notified to Manchester Building Control.

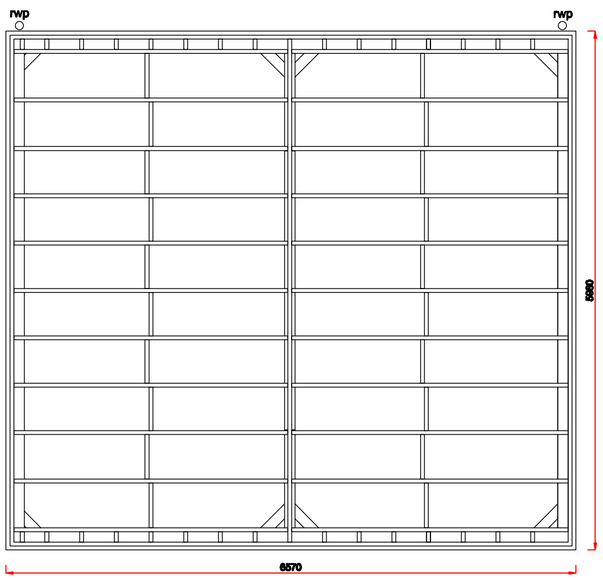
timber frame structure lined with a VCL and vertical timber cladding coated in a black protective wood stain / preservative on all sides to camouflage the bin store and make it less intrusive within the environment of the plot.



Metres 01 02 03 04 05 10

SCALE 1:50

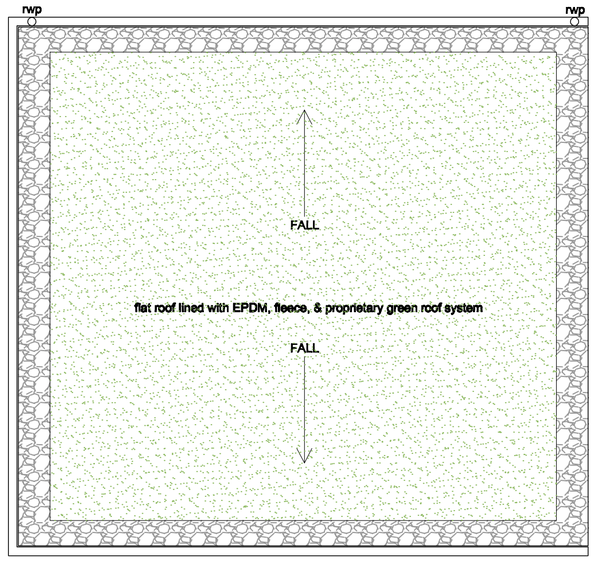
Rev P2 Structural Plan - Proposed scale 1:50 @ A2



Metres 01 02 03 04 05 10

SCALE 1:50

Rev P2 Roof Structural Plan - Proposed scale 1:50 @ A2



Metres 01 02 03 04 05 10

SCALE 1:50

Rev P2 Roof Plan - Proposed scale 1:50 @ A2

P2	Retrospective Planning Submission.	18.04.2025	SH	
P2	Bin Store long elevation reduced in length by 1.72m. The structure is in line with the front elevation of the existing building.	04.04.2025	SH	
P1	Proposed rubber roof amended to a green roof. The structural height of the bin store reduced by 277mm. The cladding changed back to all timber vertical panels coated with a black wood stain / preservative. All as recommended by the Planning and Conservation Officers.	18.03.2025	SH	
P	The length of the structure reduced by 8.71m. The external cladding changed to timber vertical panels with a lower band of brick slips. Pre-Planning Advice Submission.	14.12.2024	SH	
issue	description	date	drawn	checked

DRAWING STATUS
P- PLANNING T-TENDER C- CONSTRUCTION R- RECORD

PLANNING

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Client: Mr. A. Espiga-ventura

Job: 60 Wood Road,
Whalley Range,
Manchester. M16 8BL.

Title: **Structural Plans & Roof Plan - Proposed**

Scale: 1:50 @ A2

Job Number	Drawing Number	Issue
2502	005	P2

GENERAL NOTES

1. Dimensions must not be scaled from this drawing. Any discrepancies are to be discussed with Ibelin Architecture.
2. Ibelin Architecture is to be notified of any discrepancies in writing.
3. All dimensions are in millimetres unless otherwise stated.
4. All dimensions should be verified on site before commencement of any work.
5. Copyright to remain the property of Ibelin Architecture in accordance with the Copyright, Designs and Patents Act 1988.