Outlook

RE: Land at 40 Cambrian Street, Manchester, Greater Manchester, M40 7EG

From Nabeel Javaid Qureshi [redacted]
Date Mon 2026-02-09 19:00
To Architek UK [redacted]

1. Waste Management Proforma (Planning Statement)

Proposed Development: Erection of 1 No. detached dwelling
Site: Land next to 40 Cambrian Street, Manchester, M40 7EG

Residential Waste Storage

The proposed dwelling will be provided with dedicated external refuse and recycling storage located within the front curtilage of the property, close to the principal access.

Storage will accommodate:
• 1 x General waste bin (240L)
• 1 x Mixed recycling bin (240L)
• 1 x Food waste container (as required by Manchester City Council)

Bins will be stored within a screened area formed by timber fencing and will be easily accessible for residents.

Collection Arrangements

Refuse and recycling bins will be presented on Cambrian Street on collection days in accordance with Manchester City Council requirements. The distance from storage location to collection point will be minimal and within acceptable guidance.

Construction Waste

All construction waste will be managed by licensed waste carriers. Materials will be segregated on site where practicable to maximise recycling, with remaining waste disposed of at authorised facilities.

Conclusion:
Adequate provision is made for refuse storage and collection in accordance with local authority requirements.

---

2. Environmental Standards Statement

Introduction

This statement accompanies the planning application for a proposed detached dwelling on land next to 40 Cambrian Street, Manchester.

The development has been designed to incorporate energy efficiency and sustainability measures in line with current Building Regulations and best practice.

Energy Efficiency

The dwelling will include:
• High-performance thermal insulation to walls, roof and floors
• Double glazed windows and external doors
• Airtight construction detailing to reduce heat loss
• Energy-efficient LED lighting throughout

Heating will be provided by a modern high-efficiency system compliant with current Building Regulations.

Ventilation

Mechanical or passive ventilation (including acoustic trickle vents as required by the acoustic report) will provide adequate fresh air while maintaining thermal efficiency.

Water Efficiency

Water-saving fittings will be installed including:
• Dual-flush WCs
• Low-flow taps and showers

This will reduce potable water consumption.

Materials

Durable, locally sourced materials will be used where practicable to minimise environmental impact.

Surface Water

Surface water will discharge to the existing drainage network or suitable soakaway (subject to final drainage design), ensuring no increase in off-site runoff.

Conclusion

The proposed dwelling will achieve an appropriate level of environmental performance consistent with national planning guidance and Building Regulations.

———

📄 3. Boundary Treatment Details

Proposed Boundary Treatments

The site boundaries will be formed as follows:
• Front boundary (Cambrian Street):

Low-level wall or railing (maximum approx. 1.0m high) to maintain visibility, with gated pedestrian and vehicular access.
• Side and rear boundaries:
Close-boarded timber fencing to a height of approximately 1.8m to provide privacy and security.

All fencing will be pressure-treated timber fixed to timber or concrete posts.

Appearance

Boundary treatments will be of neutral appearance and appropriate to the surrounding residential context.

Conclusion

The proposed boundary treatments provide adequate privacy, security and visual amenity without harming the character of the street.

———

📄 4. Driveway Visibility Splay Statement

Site Access

Vehicular access to the site is taken from Cambrian Street.

Visibility

Adequate visibility splays are achievable from the proposed driveway access in both directions along Cambrian Street.

The frontage is open in nature and visibility will not be obstructed by boundary treatments or planting exceeding 600mm in height within the splay areas.

Low-level front boundary treatment ensures clear sight lines for vehicles exiting the site.

Parking

Off-street parking is provided within the site curtilage, preventing on-street parking demand.

Conclusion

Safe vehicular access can be achieved and maintained, and the proposal will not result in highway safety issues.

Sent from my iPhone