

From:
To: [Planning \(SMDC\)](#)
Cc:
Subject: Representation in relation to Planning Application SM/2021/0780
Date: 17 December 2021 13:41:20

Planning Application SM/2021/0780
Reserved Matters Application
Residential Development
Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue, Cheadle
Persimmon Homes (North West)

I refer to your consultation letter, dated 9 December regarding the above, and am acting on behalf of my father-in-law, Mr W Copeland, the occupier of 2 Silver Street, Cheadle.

We wish to make the following representations in relation to the application:

One key requirement to enable the impact of the development on Mr Copeland's property is the relative levels of the development. The submitted layout plan ARCH/PL/PH2 indicates two separate references to "level" on plots 186, 187 and 188, which most affect Mr Copeland's residential amenity. For example, the plan quotes two apparent existing levels for no 2 Silver Street of 171.6. metres and 174.85 metres, which is correct? Furthermore, there is no proposed floor level quoted for plots 186 and 187, making it impossible to assess the relative levels of the proposed housing and therefore its amenity impact.

In relation to plot 188, there is an indicated figure of 1115 which, if a level, is surely incorrect. Can you please clarify these points in order that an informed assessment of the impact can be made.

The boundary treatment plan does not clearly indicate what boundary treatment is proposed at the rear of these three proposed properties, doubtless because the red notation for screen fencing is covered by the thicker red line denoting the site boundary. Could you please clarify this confusion.

We await your detailed response to these points and trust that there will be no decision on the application until these deficiencies are rectified and an accurate assessment of the development's impact on 2 Silver Street can be made and communicated to you.

Regards
Anthony C Bailey Dip TP
(Retired Chartered Town Planner)

On behalf of Mr W Copeland 2 Silver Street, Cheadle, ST10 2DP

Sent from my iPad