

Our Ref: 04C001591NL/JS/LS

06 April 2022

Jennifer Connor
Manchester City Council
PO Box 532
Town Hall Extension, Manchester
M60 2LA

Submitted via Planning Portal PP-11146086

Dear Jennifer,

SUBMISSION OF A FULL PLANNING APPLICATION FOR RESIDENTIAL, RETAIL AND COMMERCIAL DEVELOPMENT AT 98 WILMSLOW ROAD, RUSHOLME, M14 5AL.

Avison Young has been instructed by Views Holdings Limited, to submit a full planning application which proposes the following development at 98 Wilmslow Road, Rusholme, M14 5AL.

The description of development for this full planning application is for:

"Development of a residential accommodation block, comprising 42 no. residential units (Use Class C3) with ground floor commercial restaurant / café and retail units (Use Class E and sui generis), car parking, cycle parking and associated infrastructure."

The application documentation has been submitted via Planning Portal (Ref. PP-11146086) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during pre-application discussions with the Council.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours Sincerely,



Joseph Smith
Senior Planner
Mobile +44 7748 096 932
joseph.smith@avisonyoung.com

Document	Reference	Consultant/ Responsibility
Forms		
Application Form	March 2022	Avison Young
Application Fee	£23,128.00	Views Holdings Limited
Covering Letter	March 2022	Avison Young
Plans		
Location Plan	A454_P_001 Rev A	Ollier Smurthwaite
Block Plan	A454_P_002 Rev C	Ollier Smurthwaite
Topographical Survey	A454_P_003	Ollier Smurthwaite
Existing Ground Floor Plan	A454_P_010	Ollier Smurthwaite
Existing Roof Plan	A454_P_011	Ollier Smurthwaite
Existing Site Elevation A	A454_P_030	Ollier Smurthwaite
Existing Site Elevation B	A454_P_031	Ollier Smurthwaite
Existing Elevation A	A454_P_032	Ollier Smurthwaite
Existing Elevation B	A454_P_033	Ollier Smurthwaite
Existing Site Section AA	A454_P_040	Ollier Smurthwaite
Existing Site Section BB	A454_P_041	Ollier Smurthwaite
Proposed Ground Floor Plan	A454_P_100 Rev E	Ollier Smurthwaite
Proposed First Floor Plan	A454_P_101 Rev C	Ollier Smurthwaite
Proposed Second Floor Plan	A454_P_102 Rev B	Ollier Smurthwaite
Proposed Third Floor Plan	A454_P_103 Rev B	Ollier Smurthwaite
Proposed Roof Plan	A454_P_105 Rev C	Ollier Smurthwaite
Servicing Plan	A454_P_110	Ollier Smurthwaite
Maintenance Plan	A454_P_111 Rev A	Ollier Smurthwaite
Proposed Site Elevation A	A454_P_300 Rev A	Ollier Smurthwaite
Proposed Site Elevation B	A454_P_301 Rev A	Ollier Smurthwaite
Proposed Elevation A	A454_P_310 Rev A	Ollier Smurthwaite
Proposed Elevation B	A454_P_311 Rev A	Ollier Smurthwaite
Proposed Elevation C	A454_P_312 Rev A	Ollier Smurthwaite

Document	Reference	Consultant/ Responsibility
Proposed Elevation D	A454_P_313 Rev A	Ollier Smurthwaite
Proposed Elevation E & F	A454_P_314 Rev A	Ollier Smurthwaite
Proposed Site Section AA	A454_P_400 Rev A	Ollier Smurthwaite
Proposed Site Section BB	A454_P_401 Rev A	Ollier Smurthwaite
Proposed Section AA	A454_P_410 Rev A	Ollier Smurthwaite
Proposed Section BB	A454_P_411 Rev A	Ollier Smurthwaite
Proposed Section CC	A454_P_412 Rev A	Ollier Smurthwaite
Area Schedule	A454_P_901 Rev A	Ollier Smurthwaite
Detail A	A454_P_2000 Rev A	Ollier Smurthwaite
Detail B	A454_P_2001 Rev A	Ollier Smurthwaite
Detail C	A454_P_2002 Rev A	Ollier Smurthwaite
Reports		
Acoustic Report	15 March 2022	Lighthouse Acoustics
Air Quality Assessment	27 January 2022	Redmore Environmental
Broadband Connectivity Assessment	16 February 2022	GT Tech Surveys Limited
Construction Management Plan and Construction Waste Management Plan (Framework)(Forms part of the SPS)	30 March 2022	Avison young
Crime Impact Statement (CIS)	14 February 2022	GMP Design for Security
Daylight and Sunlight Assessment	24 March 2022	Gray Scanlan Hill
Design and Access Statement	April 2022	Ollier Smurthwaite
Environmental Standards and Energy Statement	28 February 2022	Element Sustainability
Flood Risk Assessment and Drainage Strategy	10 February 2022	Curtains
Green and Blue Infrastructure Statement (Contained within SPS)	30 March 2022	Avison Young
Local Labour Agreement – Statement of Intent	February 2022	Avison Young
Odour Impact Assessment	03 February 2022	Redmore Environmental
Phase 1 – Preliminary Risk Assessment Ground Contamination	January 2022	BEK Environment

Document	Reference	Consultant/ Responsibility
Preliminary Ecological Appraisal – Bat Survey	08 February 2022	BEK Environment
Supporting Planning Statement (SPS)	30 March 2022	Avison Young
Statement of Community Involvement (Forms part of the SPS)	30 March 2022	Avison Young
Transport Statement	11 March 2022	Curtins
Travel Plan	09 March 2022	Curtins
Television and Radio Reception Impact	18 February 2022	GT Tech Surveys Limited
Waste Proforma	March 2022	AY/ Ollier Smurthwaite