

ANCHORBRIDGE DEVELOPMENTS LIMITED

**Registered office:
696 Wilmslow Road
Manchester
M20 2DN**

Company registration number: 12730376

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester, M60 2LA

10 May 2022

Dear Mrs Roscoe

**Former Greenfinch Public House, 108 Palatine Road, Didsbury, M20 3ZA
Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class 3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking**

On behalf of Anchorbridge Developments Ltd, please find enclosed a planning application for a residential led development at the above site. Planning permission is sought for:

‘Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class 3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking’.

As you may recall, we have previously applied for a similar development but had to make changes to the scheme in response to comments raised by officers. As a result, the scheme was reduced by 1 dwelling and we secured planning approval for an 11 dwelling scheme in January 2022. However, following feedback from the local community (including local ward Councillors and the West Didsbury Residents Association) who have confirmed a preference for the previously proposed scheme, we have submitted this fresh application.

The application is supported by the following information:

Documents

- Application form and completed ownership certificates
- Air Quality Assessment
- Crime Impact Statement
- Design and Access Statement
- Environmental Standards Statement
- Extended Phase 1 Habitat Survey
- Highways Technical Note, Stage 1 Road Safety Audit and Response Form
- Landscape proposals
- Noise Impact Assessment Report

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- Planning and Heritage Statement, including Local Labour Agreement and Outline Construction Management Plan
- Phase 1 Contaminated Land Assessment
- Statement of Community Consultation
- Sustainable Drainage Assessment
- Arboricultural Impact Assessment with Tree Protection Measures
- Waste Management Strategy

Drawings prepared by AXI:

- 000 Rev 00 Existing Public House Plans
- 002 Rev 00 Site Location Plan
- 005 Rev 00 Existing Site Plan
- 060 Rev 00 Existing Public House Elevations
- 070 Rev 00 Public House Elevations Proposed Demolition
- 100 Rev 01 Site Plan and House Types as Proposed
- 120 Rev 00 Proposed Public House General Arrangements
- 130 Rev 00 Plot 2 & Plot 5 Detached House Plans As Proposed
- 131 Rev 00 Plot 3 & 4 Semi Detached House Type Plans As Proposed
- 132 Rev 01 Plot 6 / 7 & 8 / 9 Small Semi-detached House Plans As Proposed
- 134 Rev 00 Plot 1 Detached House Plans As Proposed EXTN Garage
- 160 Rev 01 Plot 2 & 5 Detached House Type Elevations As Proposed
- 161 Rev 01 Plot 3 & 4 Semi Detached House Type Elevations As Proposed
- 162 Rev 01 Plot 6 / 7 & 8 / 9 Small Semi Detached House Elevations As Proposed
- 164 Rev 00 Plot 1 Detached House External Garage Elevations As Proposed
- 170 Rev 00 Public House Elevations Proposed
- 180 Rev 00 Palatine Road and Lapwing Lane Elevations As Proposed
- 501 Rev 01 Proposed Refuse Strategy Plan

Since this application is the first revision of an application for development of the same character and description, on the same site, by the same applicant, and made within 12 months of determination of that application, then we understand there to be a fee exemption.

Should you require any further information to determine this application please do not hesitate to get in touch.

Yours sincerely

RICHARD ROBINSON MRICS