

05 May 2022

Manchester City Council
Planning Department
Albert Square
Town Hall Extension
M60 2LA
PO Box 532

Dear Sir / Madam

Application for Full Planning Permission for Blackbird Yard – Parrs Wood, East Didsbury, Manchester

Please find enclosed and application submitted by Dandara Living Limited ('the Applicant') for Full Planning Permission for the erection of six storey residential building, with associated car parking, cycle parking, residential amenity space, tree planting and landscaping.

The 0.24 hectare site sits within East Didsbury in South Manchester and is situated adjacent to the existing Tesco Superstore on land currently used as part of the Tesco car park containing 94 spaces. Parrs Wood Lane / A5145 is located at the south eastern boundary and Kingsway / A34 is to the eastern boundary of the Site with the access road to the existing car park forming the western boundary. The Tesco Superstore and its associated car park are located adjacent to the northern boundary of the Site.

Description of Development

The description of development on the application form for Planning permission is as follows:

"Erection of a 6 storey residential building (Use Class C3) comprising 75 new homes together with ground floor flexible residential amenity space, car parking, cycle parking as well as landscaping, highways and other associated works."

In summary, the Proposed Development comprises:

- A 6-storey building (including ground) containing 75 no. residential apartments, with a mix of one, two and three bed homes provided.
- All of the new homes will be available to rent on long term assured tenancies and managed by Dandara Living and 20% of the apartments will be available as affordable private rent.

- An ancillary resident's space at the ground floor, which will also be available for use as by the local community.
- Enhanced public realm, tree planting and landscaping around the site.
- 36 car parking spaces (48% provision), including 1 car club space and EV enabled spaces, with a proportion to be DDA compliant and 87 cycle parking spaces.

Application Documentation

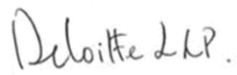
This covering letter should be read in conjunction with the following documents submitted with the applications:

- Existing and Proposed Plans, Elevation and Sections prepared to Hodder & Partners;
- Supporting Planning Statement prepared by Deloitte LLP;
- Design and Access Statement prepared by Hodder & Partners;
- Public realm and landscaping strategy prepared by Layer;
- Drainage Statement prepared by Apex;
- Environmental Standards Statement and Energy Statement prepared by Element Sustainability;
- Noise Assessment prepared by E3P;
- Air Quality Assessment prepared by Redmore Environmental;
- Ground Conditions Phase 1 Report prepared by CCG;
- Preliminary Ecological Appraisal prepared by E3P;
- Arboricultural Impact Assessment prepared by E3P;
- Transport Statement prepared by Curtins;
- Framework Travel Plan prepared by Curtins;
- Waste Management Strategy (including MCC's waste proforma) prepared by Hodder & Partners and Curtins;
- Framework Construction and Environmental Management Plan prepared by Dandara Living;
- Crime Impact Statement prepared by Greater Manchester Police;
- Ventilation Strategy prepared by Hodder & Partners;
- Daylight and Sunlight Appraisal prepared by Point2;
- TV and Radio Reception Survey prepared by Pager Power;
- Broadband Connectivity Assessment prepared by Pager Power; and
- Residential Management Statement prepared by Dandara Living.

Payment of the planning application fee in the sum of £27,265 has been made directly to Manchester City Council under Planning Portal Reference PP-11206151. I would be grateful if you could confirm receipt of this fee and subsequent written confirmation of validation of this application.

If you require any further information, please do not hesitate to contact Michael Percival (mipercival@deloitte.co.uk; 0161 455 6672).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

For Deloitte LLP

Encs: