

Our ref. : AB2107/LPA020222

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

2nd February 2022

Dear Sir/Madam,

**FULL PLANNING APPLICATION AND EXPRESS ADVERTISEMENT CONSENT APPLICATION
LAND WITHIN CURTILAGE OF TESCO EXTRA, ALTRINCHAM ROAD, BAGULEY, MANCHESTER, M23 9TJ**

On behalf of our client, Chicken Cabins Ltd., please find enclosed a full planning application and separate express advertisement consent application relating to land within the curtilage of the existing Tesco Extra store off Altrincham Road, Baguley, Manchester, M23 9TJ.

Planning permission is sought for the reconfiguration of part of the existing car park and the erection of a single storey building for mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road, additional landscaping within the site and the associated display of both freestanding and elevational illuminated and non-illuminated signage.

The planning application and associated express advertisement consent application comprises the following documentation, all of which has been submitted electronically to Manchester City Council (the LPA) via the Planning Portal website ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Planning Statement dated February 2022 prepared by Beamish Planning Consultancy (and associated appendix).
- Design Statement dated November 2021 prepared by Frank Belshaw Building Surveyors Ltd.
- Noise Impact Assessment dated 28th January 2022 prepared by Sharps Redmore Acoustic Consultants.
- Transport Assessment dated January 2022 prepared by mode transport planning.
- Framework Travel Plan dated January 2022 prepared by mode transport planning.
- Delivery and Servicing Plan dated January 2022 prepared by mode transport planning.
- Air Quality Assessment dated January 2022 prepared by Aether-UK Limited.
- Mechanical Engineering Specification – Ventilation & Environmental Control Equipment dated November 2021 prepared by denmech.
- External Lighting Calculations dated 28th January 2022 prepared by LITEideas.
- KFC Good Neighbour Guide.
- 1:1250 scale OS plan of application site (outlined in red) and surrounding area.
- Drawing no. 0000/2000/2022/P100 – proposed floor plan prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P101 – proposed roof plan prepared by Frank Belshaw Building Surveyors Ltd.

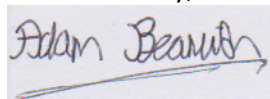
- Drawing no. 0000/2000/2022/P120 – existing site plan prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P121 Revision A – proposed site plan prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P122 Revision A – proposed site signage plan & schedule prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P123 Revision A – proposed landscaping plan prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P211 – proposed elevations sheet 1 prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. 0000/2000/2022/P212 – proposed elevations sheet 2 prepared by Frank Belshaw Building Surveyors Ltd.
- Drawing no. DML-XX-GF-DR-M-5001 Revision P01 – external mechanical plant layout prepared by denmech.
- Drawing no. 1747-4/1 – proposed levels & drainage layout prepared by Stevenson Calam Associates.
- Drawing no. 1747-4/SK1 – off-site foul water drainage scheme prepared by Stevenson Calam Associates.

Payment of the statutory application fees of £2442 (£2310 for the statutory planning application fee and £132 for the express advertisement consent application fee), plus the Planning Portal 'service charge' fee, has been made electronically at the time of submitting these applications via the Planning Portal website.

The submission of both applications follows email dialogue with David Lawless, Senior Planner, Manchester City Council, in April 2021, as set out within Appendix 1 to the supporting planning statement.

We trust that these applications will be promptly validated and look forward to receiving formal confirmation of this in due course, and subsequent dialogue with the Case Officer to whom these applications are allocated, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,



Adam Beamish
BA (Hons), DIP TRP, MRTPI