

21st February 2022

OUR REF: 267/CC

Manchester City Council

Planning Department

PO Box

Via the Planning Portal

Dear Sir/Madam

PLANNING APPLICATION SUBMISSION: LAND OFF CLUB STREET, MANCHESTER M11 1NF

PLANNING PORTAL REFERENCE: [PP-10532517](#)

I am formally instructed by KMM Homes Ltd to submit an outline planning application seeking means of access only to seek the demolition and redevelopment of the former Openshaw AEU Club and development (within) on the adjoining land to construct up to 26 new homes with associated infrastructure and landscaping.

The description of development proposed is:

“Proposed redevelopment of the former A.E.U Club, incorporating demolition of existing buildings and structures and construction of up to 26 new residential dwellings (houses or flats) (Use Class C3), with parking associated landscaping and infrastructure.”

The site is located within east Manchester along the boundary of the borough.

Full details in relation to the sustainability of the site and the redevelopment proposals are provided within the documents and drawings that accompany the application.

The applicant has paid the planning application fee of £3,220 directly via the Planning Portal payment system (along with the administration fee of £28).

The following information is provided in support of the application:

DOCUMENT/PLAN	AUTHOR
Application Form and Certificate of Ownership	Bramhall Town Planning
Covering Letter	Bramhall Town Planning
Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0	Rachel McDonnell Design Services
Illustrative Masterplan Ref: BG-EWA-ZZ-00-DR-A-04-70400 (Not for determination)	Rachel McDonnell Design Services
Topographical Survey Ref: 933.01	Layer Surveys Ltd
Street Scene- Backwell Street Ref: BG-EWA-ZZ-ZZ-EL-A-70404 (for illustration only, not for approval)	Rachel McDonnell Design Services
Access Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70402 Rev P0	Rachel McDonnell Design Services
Demo Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70403 Rev P0	Rachel McDonnell Design Services
Demolition Method Statement 17.02.22	KMM Civil Engineering Ltd
Assessment – Demolition of AEU Club 17.02.22	KMM Civil Engineering Ltd
Planning Statement, including -affordable housing statement February 2022	Bramhall Town Planning
Open Space Assessment February 2002	Wardell Armstrong
Design and Access Statement February 2022 Including -Statement of Community Involvement -Blue/green infrastructure statement	Bramhall Town Planning
Landowner / Club Justification statement	AEU Club Statement
Transport Statement February 2022	Mode Transport
Tree Survey February 2022	Lally Tree Management
Preliminary Ecological Appraisal and Nocturnal Surveys for Bats Survey and February 2022	Ascerta
Sustainable Drainage Assessment February 2022	Integra
Waste Proforma	Manchester Cy Council Template
Crime Impact Statement (to follow)	GM Police

This application follows several months of pre-application engagement with Manchester City Council Planning department. It is considered it meets the national and local validation requirements relevant to an outline planning application of this nature; therefore, I trust you will be able to validate the application swiftly.

Should you have any queries whatsoever, please do get in touch with me directly. We look forward to working proactively and positively with officers during the determination of this application.

Should you require anything further in the interim please do not hesitate to get in touch.

Yours faithfully,

CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Enc As above