

1st April 2022

OUR REF: 267/CC

Manchester City Council

Planning Department

PO Box

Via the Planning Portal

Dear Sir/Madam

PLANNING APPLICATION SUBMISSION: THE FORMER GROVE PUBLIC HOUSE, 1515 ASHTON OLD ROAD, MANCHESTER M11 1GR

PLANNING PORTAL REFERENCE: PP-11115546

I am formally instructed by KMM Homes Ltd to submit a full planning application at the former the Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR

The description of development proposed is:

“Proposed demolition of existing buildings and constriction of three dwellinghouses (Use Class C3) including access and landscaping and associated infrastructure.”

The site is located within east Manchester close to the boundary of the borough, on a main road that acts as a gateway into 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 £1,386, 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-WEWA-ZZ-ZZ-DR-A-70401 rev P0	Rachel McDonnell Design Services
Site Layout Ref: BG-EWA-ZZ-00-DR-A-70400	Rachel McDonnell Design Services
Topographical Survey Ref: 1176 No.02	Layer Surveys Ltd
Street Scene- Ashton Old Road Ref: BG-EWA-ZZ-ZZ-EL-A-70404 Rev P0	Rachel McDonnell Design Services
Proposed Floorplans and Elevations Ref:0001-RM-ZZ-ZZ-DR-A-10400 Rev P1	Rachel McDonnell Design Services
Demo Plan Ref:BG-EWA-ZZ-ZZ-DR-A-70402 Rev P0	Rachel McDonnell Design Services
Demo and Construction vehicle Swept path ref J32-5863-PS-003	Mode Transport
Demolition Method Statement Ref: MA001 dated 30.03.22	KMM Civil Engineering
Risk Assessment- Demolition Ref:017 Rev.1 dated 29.03.22	KMM Civil Engineering
Planning/ Design and Access Statement March 2022	Bramhall Town Planning
Phase 1 Ground Investigation, March 2022	Peak Environmental
Noise Impact Assessment, March 2022	Y-Acoustics
Preliminary Ecological Appraisal, March 2022	Ascerta
Drainage Strategy March 2022	Integra Consulting
Waste Proforma	Manchester City Council Template
Air Quality Assessment, March 2022	Wardell Armstrong

It is considered the planning application meets the national and local validation requirements relevant to a minor full 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.

Please note I shall be on annual leave 4th April-19th April, please email info@bramhalltownplanning.com for urgent assistance.

Yours faithfully,



CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Enc As above