



Planning Department
Manchester City Council
Town hall
Albert Square
Manchester
M60 2LA

Our Ref: 70077536
17 September 2021

FAO Jennifer Atkinson

Dear Sir/Madam,

Application for Demolition and Full Planning Permission at 87 Rochdale Road, Manchester

On behalf of Portwood Developments Limited, please find enclosed an application for demolition of existing structures and for full Planning Permission for:

“Demolition of existing buildings and structures; development of three new buildings comprising residential apartments and duplex homes (Use Class C3), commercial unit (Use Class E), basement car parking, new landscaping and public realm, and associated engineering and infrastructure works.”

Background

Portwood Developments Limited are a subsidiary of Mulbury Homes. Mulbury Homes are an award-winning developer with specialist divisions in city residential schemes.

In particular, Mulbury have built and are developing several projects across Greater Manchester, including within Manchester City Centre and surrounding neighbourhoods such as Castlefield and Ancoats, Levenshulme and Partington.

Application Documents

The application forms and certificate have been submitted via the Planning Portal and has been given the reference **PP-10150337**.

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals. The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

Validation Requirements

The application comprises:

- A copy of the planning application forms and certificates (WSP);
- Affordable Housing Assessment (WSP);
- Air Quality Impact Assessment (Miller Goodall);

- Archaeology and Heritage Desk Based Assessment (Salford University);
- Architectural Drawings including architectural drawings register (Jon Matthews Architects);
- Bat Survey (E3P);
- Blue and Green Infrastructure Statement (Planit-IE);
- Broadband Connectivity Assessment (Gtech Surveys)
- Construction Management Plan (Portwood Developments);
- Crime Impact Assessment (GMP);
- Daylight and Sunlight Assessment (Grey Scanlan Hill);
- Design and Access Statement including residential standards (Jon Matthews Architects with Planit-IE);
- Energy Strategy (Ridge) – in lieu of validation checklist requirement 'environmental standards';
- Fire Statement (Design Fire Consultants);
- Flood Risk Assessment and Drainage Strategy Report (Ridge);
- Heritage Statement (University of Salford);
- Landscape Drawing Pack (Planit-IE):
 - GA drawing no. 2624-PLA-XX-XX-DR-L-0002 rev. P04;
 - Hardworks Plan drawing no. 2624-PLA-XX-XX-DR-L-1001 rev. P02;
 - Boundary Treatment Plan drawing no. 2624-PLA-XX-XX-DR-L-1002 rev. P02;
 - Softworks Plan drawing no. 2624-PLA-XX-XX-DR-L-2000 rev. P03; and
 - Levels Plan drawing no. 2624-PLA-XX-XX-DR-L-3000 rev. P05
- Lighting Layout (Ridge);
- Local Labour Agreement (WSP);
- Management Strategy (Portwood Developments Limited);
- Noise Assessment (DBX Acoustics);
- Phase 1 Geo-technical Assessment (E3P);
- Planning Statement (WSP);
- Statement of Community Involvement (WSP);
- Tall Buildings Assessment (WSP);
- Townscape and Visual Impact Assessment (Planit-IE);
- Transport Assessment and Travel Plan (SK Transport);
- TV, Reception Assessment (Gtech Surveys);
- Viability Appraisal (Savills);
- Wind Assessment (Architectural Aero)

Payment for the Application has been arranged by BACS for the sum of £49,589.00 in respect of the application fee.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact me using the details above.

Yours Sincerely



Matt Hard
Associate Director

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