

16th July 2021

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Sir/Madam,

**Full Planning Application for the demolition of existing buildings on site and the erection of 228 no. Residential Dwellings
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Pegasus Group has been instructed on behalf of their client, Miller Homes North West, to submit a full planning application at Manchester College, Northenden Campus, Sale Road for:

"Full planning application for the demolition of existing buildings on site and the erection of 228 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works."

The application was submitted via the Planning Portal on 16th July 2021 with the following reference:
PP-09842723.

The following documents have been submitted in support of the full planning application, in accordance with Manchester's validation requirements and the pre-application advice received from Planning Officers:

- Application Forms and Certificates;
- Site Location Plan (LOC_001);
- Proposed Coloured Overall Site Layout (Reference: 2131/SL/01 Rev E);
- Proposed Overall Site Layout (2131/SL/01 Rev D);
- Site Waste Management Plan (2131/WMP/01);
- Proposed Elevations, Floor Plans and Street scenes:
 - The Wilson (Drawing Reference: 20052 (PL) 100 D);
 - The Burnett (Drawing Reference: 20052 (PL) 101 D);
 - The Dalton (Drawing Reference: 20052 (PL) 102 C);
 - The Burgess (Drawing Reference: 20052 (PL) 103 C);
 - The Mckellen (Drawing Reference: 20052 (PL) 104 C);
 - The Joule (Drawing Reference: 20052 (PL) 105 D);
 - The Winterson (Drawing Reference: 20052 (PL) 106 C);
 - The Lowry (Drawing Reference: 20052 (PL) 107 C);
 - The Turing (Drawing Reference: 20052 (PL) 108 C);
 - The Gaskell (Drawing Reference: 20052 (PL) 109 C);
 - The Pankhurst (Drawing Reference: 20052 (PL) 110 C);
 - Indicative Street Elevations A-C (Drawing Reference: 20052 (PL) 300 C);
 - Indicative Street Elevations D- E (Drawing Reference: 20052 (PL) 391 D);
- Planning and Affordable Housing Statement (Pegasus Group);
- Design and Access Statement (Calderpeel);
- Statement of Community Involvement (BECG);
- Playing Field Mitigation Report (Knight, Kavanagh and Page);
- Wythenshawe Park Earthworks and Drainage Report (STRI);
- Manchester City Council letter regarding Wythenshawe Park;

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- Construction Environmental and Demolition Management Plan (Miller Homes);
- Proposed Demolition Plan (Drawing Reference: DMP/01);
- Route of Build Layout (Drawing Reference: 2131/ROB/01 A);
- Landscape Proposals (TPM):
 - Landscape Masterplan (Drawing Reference: 3882 101 A);
 - Landscape Layout 1 of 2 (Drawing Reference: 3882 102 A);
 - Landscape Layout 2 of 2 (Drawing Reference: 3882 103 A);
- Management Company Layout (Drawing Reference: 2131/MC/01);
- Boundary Treatment Plan (Drawing Reference: 2131/BT/01);
- Surface Materials Layout (Drawing Reference: 2131/ SML / 01 A);
- Materials Layout (Drawing Reference: 2131/ ML/01);
- Crime Impact Assessment (Greater Manchester Police);
- Noise Impact Assessment (Hepworth Acoustics);
- Energy Statement (Energy & Design Ltd);
- Ground Investigation Report (Betts Associates);
- Phase 1 Geo-environmental Report (REC);
- Phase 2 Geo-environmental Assessment (e3p);
- Ecological Survey and Assessment (ERAP);
- Bat Survey (ERAP);
- Bat and Bird Box Plan (ERAP);
- Arboricultural Impact Assessment (Ascerta);
- Transport Assessment & Travel Plan (Eddisons);
- Swept Path Analysis (Eddisons- Drawing Reference: 3225-SP02);
- Visibility Plan (Eddisons- Drawing Reference: 3225-01);
- Air Quality Assessment (Wardell Armstrong);
- Blue and Green Infrastructure Statement (Pegasus Group);
- Economic Benefits Report (Pegasus Group);
- Broadband Connectivity Assessment (TDS);
- Flood Risk Assessment (RSK);
- Drainage and Proposed Levels Plan (RSK); and
- Waste Management Proforma.

I can confirm that Notice has been duly served on the Landowner of the site upon submission of the application.

I can also confirm that Miller Homes North West have already made direct payment to the Planning Portal to pay the requisite planning application fee, which is **£47,451** (including £28 planning portal fee).

I look forward to receiving confirmation of validation of the planning application in due course, however; should you have any queries in the meantime please do not hesitate to contact me on the details provided below.

Yours sincerely



Kerry Walker

Senior Planner

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