

10 May 2021

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Dear Jennifer,

Downley Drive, Manchester
Application for Full Planning Permission

Please find enclosed an application for full Planning Permission for a new residential development submitted by the Applicant, Great Places Housing Association.

The Site boundary extends to 0.69 ha. The western portion of the Site is currently vacant and secured by fencing, comprising predominantly of overgrown shrubland with a limited amount of hard standing. The eastern portion of the Site is comprised of grassland with a limited number of trees. An unadopted path cuts through the Site from St Vincent Street to the north to Downley Drive to the South.

The Proposed Development seeks the effective reuse of the Site to deliver numerous objectives set out in various regeneration plans. This Site has been identified in the Ancoats and New Islington Neighbourhood Development Framework (NDF) and Eastlands Regeneration Framework (ERF).

As such, the Site falls within the neighbourhood of New Islington and is adjacent to Ancoats and Miles Platting, which have seen significant investment and transformation over the last 20 years. The Site is a key opportunity to build on the transformative work that has taken place to date. Ancoats is now one of the most sought after neighbourhoods in Manchester and the most recent NDF provides a strategy for the area in order to guide its positive regeneration and deliver an attractive and successful neighbourhood pf choice where increasing numbers of people would choose to live, work and invest.

Proposed Development

The Proposed Development will deliver sixty-eight Affordable Homes, comprising twenty-three houses and forty-five apartments within a four-storey building, alongside associated landscaping, boundary treatment, car parking, and cycle parking.

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The description of development as set out in the enclosed Application Form is as follows:

Application for Full Planning Permission for demolition of existing structures and erection of a new building to create new homes (Class C3), ground floor commercial floorspace (Use Class E (a),(c),(g)(i)), and ancillary amenity space alongside car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.

Application Documents

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.

- Planning application form and ownership certificates prepared by Deloitte Real Estate;
- Application Site boundary and location plan prepared by Buttress Architects;
- Existing Site plan prepared by Buttress Architects;
- Planning application drawings prepared by Buttress Architects and Stephen Martlew Landscaping;
- Design and Access Statement prepared by Buttress Architects, including a schedule of accommodation, and input from Steve Martlew Landscaping;
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Flood Risk and Drainage Strategy prepared by Carley Daines and Partners;
- Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt");
- Statement of Consultation prepared by Deloitte Real Estate;
- Planning Statement (including Green and Blue Infrastructure Statement) prepared by Deloitte Real Estate;
- Noise Assessment prepared by Sandy Brown;
- Air Quality Report prepared by Hilson Moran;
- Ground Conditions and Land Contamination Report prepared by Carley Daines and Partners;
- Phase 3 Remediation Statement prepared by Carley Daines and Partners;
- Addendum Ground Gas Report prepared by Carley Daines and Partners;
- Ecological Assessment prepared by ERAP;
- Arboricultural Impact Assessment prepared by Bowland;
- Transport Statement prepared by Ashley Helme;
- Travel Plan Framework prepared by Ashley Helme;
- Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects;
- Framework Construction Management Plan prepared by Whiteley Eaves
- Local Benefit Scheme: Statement of Intent prepared by Great Places Housing Association;
- Crime Impact Statement prepared by Greater Manchester Police;
- Ventilation Strategy prepared by Watt;
- Daylight/Sunlight Assessment prepared by GrayScanlanHill;
- TV Reception Survey prepared by G-Tech;
- Broadband Connectivity Assessment prepared by Watt;
- Residential Management Statement prepared by Great Places Housing Association; and,
- Affordable Housing Statement prepared by Great Places Housing Association.

Payment for the Application has been arranged by BACS for the sum of £25,371.00 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 or contact my colleague Katie Wray (0161 455 6324).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', with a stylized flourish at the end.

John Cooper

For and on behalf of Deloitte LLP