

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

Our ref EKPS/210302/AH

Submitted via the Planning
Portal

Landmark House
Station Road
Cheadle Hulme
SK8 7BS

0161 486 5025
www.euankellie.co.uk

22 April 2021

Dear Sir or Madam,

Full Planning Application: Demolition and Redevelopment of Land at No.1 Snell Street, Manchester, M4 7EL

Planning Portal Ref. PP-09709641

On behalf of our client, Penrose Manor Limited, I am pleased to enclose a full planning application for redevelopment of the above site which has been submitted via the Planning Portal (Ref. PP-09709641). The description of development is as follows:

"Full planning permission for the demolition of the existing warehouse and development of 9no. residential dwellings with associated parking".

The application submission comprises:

- Architectural Drawings - prepared by Calderpeel Architects
- Design & Access Statement (including Landscape details) – prepared by Calderpeel Architects
- Planning Policy Compliance Statement (including Statement of Consultation) – prepared by EKPS
- Ecological Survey – prepared by Dunelm Ecology Ltd
- Geo-environmental Site Investigation Report and Phase 1 Preliminary Risk Assessment – prepared by GeoCon Site Investigations Ltd
- Noise Impact Assessment – prepared by Hann Tucker Associates
- Transport Note – prepared by SK Transport Planning ('SKTP')
- Tree Survey and Arboricultural Impact Assessment – prepared by Lally Tree Management
- Daylight & Sunlight Assessment – prepared by GIA
- Energy and Environmental Standards Statement – prepared by Novo Integration Ltd
- Waste Management Proforma - prepared by Calderpeel Architects
- Drainage Strategy – prepared by Alan Johnston Partnership
- Site Construction Management Plan – prepared by Colbre Projects Ltd

- Asbestos Refurbishment and Demolition Survey – prepared by DJ Surveying

The planning application fee of £4,158 has been paid via the Planning Portal.

I trust the submitted information is sufficient to validate and progress the application, however, should you have any queries, or require further information, please do not hesitate to contact me by email or telephone (0161 486 5025).

Yours faithfully,

Alice Hollingsworth MRTPI
Senior Planner