



Our Ref: 04C001435
Your Ref: 128837/FO/2020

25th January 2021

Christopher Smith
Planning Officer,
Development Management North
Manchester City Council
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Submitted via Planning Portal: PP-09262142

Dear Chris,

**SUBMISSION OF A FULL PLANNING APPLICATION FOR RESIDENTIAL
DEVELOPMENT AND FAÇADE IMPROVEMENT WORKS AT 137 OXFORD ROAD,
MANCHESTER, M1 7DY**

Avison Young has been instructed by Soller Eight Limited ("the Applicant") to submit a full application which proposes the following at 137 Oxford Road, Manchester, M1 7DY:

"Erection of a two-storey roof extension to create 2no. four bedroom (5 person) apartments (Use Class C3), and replacement of existing facade including new DDA compliant entrance and internal access via Oxford Road, external green roof, 2no. balconies, ventilation, lighting and CCTV equipment, ground level cycle store and 1no. DDA compliant car parking space".

The application documentation has been submitted via the Planning Portal (Ref. PP-09262142) and a schedule of supporting documents is attached to this covering letter.

The planning application fee of £924 + £25 Planning Portal Service Charge, which covers the creation of 2 residential units has been paid via BACS.

I trust that this is satisfactory for the Council to enable a swift validation of the application. We would welcome positive dialogue with the Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

Yours sincerely

A handwritten signature in black ink that reads "R. May." The signature is written in a cursive style with a large, looped 'M'.

Rachel May
Planner
Rachel.may@avisonyoung.com
For and on behalf of
t/a Avison Young UK

Enc. Schedule of Supporting Plans and Documents

Schedule of Enclosed Documents

Submission Documents	Author	Reference
Administrative		
Covering Letter	Avison Young	25 th January 2021
Application Forms, Certificates and Notices	Avison Young	8 th December 2020
Application Fee	Soller Eight Limited	
Planning Application Documents		
Supporting Planning Statement (inc. Heritage Statement)	Avison Young	January 2021
Design and Access Statement	21 st Architecture	September 2020
Noise Statement	WYG	September 2020 A117616-1
Planning Application Drawings		
Site Location Plan	21 st Architecture	296_PL1_S_00
Existing Block Plan	21 st Architecture	296_PL1_S_01
Existing Basement and Ground Floor Plan	21 st Architecture	296_PL1_EX_00
Existing First and Second Floor Plan	21 st Architecture	296_PL1_EX_01
Existing Third and Roof Plan	21 st Architecture	296_PL1_EX_02
Existing South East and North West Elevations	21 st Architecture	296_PL1_EE_01
Existing South West and North East Elevations	21 st Architecture	296_PL1_EE_02
Existing Sections AA BB CC	21 st Architecture	296_PL1_ES_01
Proposed Basement and Ground Floor Plan	21 st Architecture	296_PL1_GA_00 Rev. B

Proposed First and Second Floor Plan	21 st Architecture	296_PL1_GA_01 Rev. B
Proposed Third and Fourth Floor Plan	21 st Architecture	296_PL1_GA_02 Rev. B
Proposed Fifth Floor Plan and Roof Plan	21 st Architecture	296_PL1_GA_03 Rev. C
Proposed South East and North West Elevations	21 st Architecture	296_PL1_GE_01 Rev. B
Proposed South West and North East Elevations	21 st Architecture	296_PL1_GE_02 Rev. B
Proposed Sections	21 st Architecture	296_PL1_GS_01 Rev. B