



Paul Butler Associates

Planning, Development & Heritage Consultants

27 November 2020

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall, Albert Square
Manchester M60 2LA

19.1372

Dear Mrs Roscoe

Phoenix House, Ellesmere Street, Manchester, M15 4JY

We are pleased to submit an application for planning permission on behalf of De Trafford, for the redevelopment of the site with a residential-led mixed use development comprising 237 residential dwellings; commercial floorspace at ground floor; and, new public realm and landscaping.

The proposed scheme forms the final phase of De Trafford's Masterplan and will contribute to the creation of a vibrant and sustainable community in the city centre. The development will provide a number of significant benefits including:

- The redevelopment of an underused brownfield site with a scheme of high design quality that will significantly improve the appearance of the site and complete the wider regeneration of the masterplan area.
- Provision of a variety of uses that will have a positive impact on the regeneration of the area. The housing will meet an identified need for accommodation in Manchester City Centre and the mix will contribute to the creation of a sustainable community.
- The commercial use will add activity and vitality to the streetscene.
- The development of a scheme that will have a positive impact on the character and appearance of the neighbouring Castlefield Conservation Area, the setting of nearby listed buildings and the Ellesmere Street streetscene.
- No adverse impacts on the amenity of existing and proposed residents.
- A scheme that provides private and communal amenity space, and a public square.
- Development in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.

Prior to the submission of the application, the design team have consulted the Council's planning officers, PlacesMatter! Design Review Panel, local ward councillors, and local residents and businesses on the proposals. The purpose of this pre application consultation was to establish the principle of the proposals and discuss the planning issues requiring consideration; and, to present the proposals and take on board comments received in order to develop a scheme that would meet the aspirations of all those involved in the development process.

The following documents have been provided in support of the application:

Documents

1. Application form and completed ownership certificates (prepared by Paul Butler Associates)

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2. Design and Access Statement (prepared by Corstorphine + Wright Architects)
3. Planning Statement including Blue and Green Infrastructure Statement and Affordable Housing Statement (prepared by Paul Butler Associates)
4. Statement of Community Involvement (prepared by Paul Butler Associates)
5. Tall Buildings Statement (prepared by Paul Butler Associates)
6. Landscaping Plans and Strategy (prepared by DEP)
7. Ecology Assessment (prepared by Rachel Hacking Ecology)
8. Arboricultural Survey (prepared by DEP)
9. Transport Statement (prepared by Axis)
10. Travel Plan (prepared by Axis)
11. Noise Impact Assessment (prepared by Ensaf Consultants)
12. Air Quality Assessment (prepared by Redmore Environmental)
13. Wind Assessment Report (prepared by RWDI)
14. Daylight and Sunlight Report (prepared by GIA)
15. Phase 1 Geo Environmental Report (prepared by WSP)
16. Flood Risk and Drainage Strategy Report (prepared by WSP)
17. Environmental Standards Statement and BREEAM Pre Assessment (prepared by Watt Energy Consulting and Engineers)
18. Crime Impact Statement (prepared by Greater Manchester Police)
19. Waste Management Plan (prepared by Axis)
20. Archaeological Desk Based Assessment (prepared by Archaeological Research Services)
21. TV Reception (prepared by Astbury)
22. Demolition Method Statement (prepared by De Trafford / Rhodar)
23. Viability Appraisal

Drawings (See drawings schedule prepared by Corstorphine + Wright Architects)

The above information has been submitted alongside the application forms via the planning portal.

In accordance with Regulation 3 and Schedule 1 Part 2 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits (England) (Regulations) 2012 a fee of £50,975 is payable with this application. A payment for this amount will be made separately by the applicant.

We trust that this information is sufficient to enable validation and determination of the planning application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Scott Mallinson and Natasha Evans; De Trafford
Matt Brook and Stuart Wheeler; Corstorphine + Wright