

7th July 2020

Steve McCoombe
Planning
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Steve,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).
FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION
OF BUILDING PROVIDING RESIDENTIAL APARTMENTS (USE CLASS C3) WITH ASSOCIATED CAR
PARKING, AMENITY SPACE AND ACCESS
112 KENYON LANE, MANCHESTER M40 9DH
PLANNING PORTAL REFERENCE: PP- 08858676**

Please find enclosed a full planning application for demolition of existing structures and construction of building providing residential apartments (Use Class C3) with associated car parking, amenity space and access.

The application has been submitted on behalf of the applicant, Adelphi (Kenyon Lane) Developments Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and land under the applicant's ownership in blue; and
- Planning application fee.

Our ongoing pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These are:

- Design and Access Statement, prepared by FCH Architects;
- Planning Statement, prepared by Zerum;
- Noise Impact Assessment, prepared by RBA Acoustics;
- Air Quality Assessment, prepared by Redmore Environmental;
- Historic Environment Desk-Based Assessment, prepared by Archaeological Research Services;
- Environmental Standards Statement, prepared by PSD;
- Utilities and Ventilation Strategies, prepared by PSD;

- Phase 1 Ground Conditions Report, prepared by Clancy;
- Drainage Strategy, prepared by Waterco;
- Preliminary Ecological Assessment and Bat Survey, prepared by Penny Anderson;
- Tree Survey, prepared by DEP;
- Crime Impact Statement prepared, by GMP; and
- Transport Statement, prepared by Vectos.

The application is supported by a full suite of plans produced by scheme architect, FCH and landscaping plan from DEP.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DBB', with a long horizontal stroke extending to the right.

Deborah Baker Barnett
Associate