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Robert Griffin
Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Our Ref: 0317
PP Ref: 13712775

Date: 11th July 2025

Dear Rob,

Full Planning Application: Demolition Existing Building and the Construction of Purpose-Built Student Accommodation at College View, 410-418 Moss Lane East, Manchester ("the Site").

On behalf of our client, Cheshire Homes Group, please find enclosed a full planning application prepared by Asteer Planning LLP ("Asteer") for a Full Planning Application for the demolition of the existing building and the construction of a new Purpose-built Student Accommodation ("PBSA") development at College View, 410-418 Moss Lane East, Manchester ("the Site").

Proposed Development

A detailed description of development is provided below:

"Demolition of 410-418 Moss Lane East and erection of part five, part three storey building for use as Purpose Built Student Accommodation (Use Class Sui Generis), associated landscaping, servicing, cycle parking and other associated works"

A detailed submission schedule has been provided at **Appendix 1** of this Covering Letter. The documents and drawings have been submitted electronically via the Planning Portal (PP-13712775).

The requisite planning fee of £31,848 (including VAT and planning portal fees) has been paid by the applicant via BACS.

Yours faithfully,

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Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

[redacted]

Chris Sinton
Director, Regeneration & Commercial
[redacted]
For and on behalf of Asteer Planning LLP

Appendix 1 – Submission Schedule

Title	Reference / Date	Author
Reports		
Relevant Application Forms	11th July 2025	Asteer Planning
Correct Application Fee	11th July 2025	Asteer Planning
This Covering Letter	11th July 2025	Asteer Planning
Supporting Planning Statement	11th July 2025	Asteer Planning
Air Quality Assessment	21st February 2025	Miller Goodall
Arboricultural Impact Assessment	27th March 2025	SEED
Archaeological Desk-based Assessment	March 2025	CIVIC Heritage
Assessment of Biodiversity Net Gain	June 2025	ERAP
BREEAM Pre-Assessment	26th March 2025	BREEAM
Broadband Connectivity Assessment	24th January 2025	GTech Surveys Limited
Construction Management Plan	April 2025	Innov8 Development Solutions
Crime Impact Statement	8th April 2025	GMP Design for Security
Daylight & Sunlight Impact Report	4th March 2025	GIA
Demolition Method Statement	31st March 2025	Collins
Design and Access Statement	July 2025	TODD
Drainage Strategy Report	16th April 2025	Brennan Consult
Ecological Survey and Assessment	June 2025	ERAP
Energy Statement	26th March 2025	McKee Associates
Environmental Noise Survey and Noise Impact Assessment	16th April 2025	Hann Tucker Associates
Environmental Standards Statement	9th April 2025	Watt Energy
External Lighting Assessment	25th April 2025	McKee Associates
Framework Travel Plan	22nd January 2025	SK Transport Planning
Geo-Environmental Appraisal	10th April 2025	Groundtech
Heritage and Townscape Impact Assessment	April 2025	Donald Insall Associates
Landscape Planning Concept	March 2025	DEP Landscape Architecture
Statement of Community Involvement	May 2025	Counter Context
Statutory Biodiversity Metric	May 2025	ERAP
Student Management Plan	May 2025	Fresh
Student Need Assessment	January 2025	Cushman & Wakefield
Television and Radio Reception Impact Assessment	24th January 2025	GTech Surveys Limited
Transport Assessment	30th January 2025	SK Transport Planning
Waste Proforma	June 2025	SK Transport
Plans		
Tree Constraints Plan	933-TCP-001-A 001	SEED
Tree Schedule	1933-TS-V1-A	SEED

Demolition plan - Ground floor plan	MLE-TOD-00-00-DR-A-00001 P01	TODD Architects
Demolition plan - First floor plan	MLE-TOD-00-01-DR-A-00002 P01	TODD Architects
Demolition plan - Second floor plan	MLE-TOD-00-02-DR-A-00003 P01	TODD Architects
Demolition plan - Roof plan	MLE-TOD-00-RF-DR-A-00004 P01	TODD Architects
Demolition - North and south elevations	MLE-TOD-00-ZZ-DR-A-00005 P01	TODD Architects
Demolition elevations - East and west	MLE-TOD-00-ZZ-DR-A-000006 P01	TODD Architects
Location Plan	MLE-TOD-10-ZZ-DR-A-10001	TODD Architects
Site plan - Existing	MLE-TOD-10-ZZ-DR-A-10002	TODD Architects
Site plan - Proposed	MLE-TOD-10-ZZ-DR-A-10003	TODD Architects
Proposed ground floor plan	MLE-TOD-20-00-DR-A-20002 P06	TODD Architects
Existing ground floor plan	MLE-TOD-20-00-DR-A-20100 P01	TODD Architects
Proposed first floor plan	MLE-TOD-20-01-DR-A-20003 P06	TODD Architects
Existing first floor plan	MLE-TOD-20-01-DR-A-20101 P01	TODD Architects
Proposed second floor plan	MLE-TOD-20-02-DR-A-20004 P06	TODD Architects
Existing second floor plan	MLE-TOD-20-02-DR-A-20102 P01	TODD Architects
Proposed third floor plan	MLE-TOD-20-03-DR-A-20005 P06	TODD Architects
Proposed fourth floor plan	MLE-TOD-20-04-DR-A-20006 P06	TODD Architects
Proposed Basement floor plan	MLE-TOD-20-B1-DR-A-20001 P06	TODD Architects
Proposed roof plan	MLE-TOD-20-RF-DR-A-20007 P06	TODD Architects
Existing roof plan	MLE-TOD-20-RF-DR-A-20103 P01	TODD Architects
Existing elevations - North and south	MLE-TOD-30-ZZ-DR-A-30001 P06	TODD Architects
Existing elevations - East and west	MLE-TOD-30-ZZ-DR-A-30002 P06	TODD Architects
Proposed elevations - North and south	MLE-TOD-30-ZZ-DR-A-30010 P01	TODD Architects
Proposed elevations - East and west	MLE-TOD-30-ZZ-DR-A-30011 P01	TODD Architects
Bay study - Moss Lane East	MLE-TOD-30-ZZ-DR-A-30012 P01	TODD Architects
Bay study - Acomb Street	MLE-TOD-30-ZZ-DR-A-30013 P01	TODD Architects