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Planning Department
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Manchester
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19 August 2025

Dear Sir/Madam

Submission of Full Planning Application for the Proposed Development of the Land at Barnhill Street/Raby Street, Moss Side

Please find enclosed a full planning application submitted on behalf of Moss Side St Vincent's Housing for the development of land at Barnhill Street/Raby Street, Moss Side for:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works."

The application has been submitted via the Planning Portal (Ref: PP-14195871). The requisite application fee of £62,003.00 has been paid through the Planning Portal.

About the Applicant

MSV Housing Group (MSV) is a Registered Social Landlord working across the North of England.

MSV considers itself privileged to be a long-standing anchor organisation in Moss Side, working alongside the community, the City Council and other partners to deliver truly life-changing projects. MSV currently manage over 1,400 homes in the area and support countless community projects, including environmental initiatives and work with young people. projects, including environmental initiatives and work with young people.

There has been significant investment in MSV's housing stock in Moss Side in recent years. This application and the commitment to deliver new homes are part of MSV's next steps in its on-going commitment to Moss Side.

Application Site

The application site comprises brownfield land in a sustainable and accessible location. The location is well-served by public transport, and within easy walking distance of greenspaces, healthcare and educational facilities. This application therefore represents a rare opportunity within Moss Side to deliver a large-scale, mixed-tenure, fully affordable scheme on a well-connected, prominent site, on a gateway into the community and to the City Centre.

Proposed Development

Moss Side is a vibrant, diverse community. However, there is a pressing need for additional, high quality affordable homes for existing and new residents. The application site provides a rare opportunity in Moss Side to deliver a large-scale, mixed-tenure, fully affordable scheme on a well-connected, prominent site, on a gateway into the community and to the City Centre.

The applicant, MSV has been selected by Manchester City Council, which owns the bulk application site, as its preferred Registered Provider to deliver housing on the site as part of its strategy to increase the supply of high-quality, sustainable, affordable homes in Manchester's communities, including Moss Side.

As detailed in the submitted Statement of Community Involvement, the proposed scale and density and other design elements of the proposals have been informed by extensive prior pre-applications discussions between MSV and a range of stakeholders, including the City Council as planning authority.

An Affordable Housing Statement has also been submitted in support of the application to underline the commitment to delivering a 100% affordable scheme. This is well in excess of planning policy requirements. It is considered that the proposed 100% affordable housing provision is best addressed through a requirement by condition to submit a scheme for affordable housing rather than through a s106 agreement, or similar. This will reflect the viability position and enable the project to maximise access to grant funding. It is not expected that any other 'off-site' contributions will be required of the scheme.

The proposed development will provide much-needed and affordable accommodation for local people and reduce both MSV's and Manchester City Council's housing waiting list. It will also fulfil a variety of other needs and deliver a range of benefits in relation to local housing provision and other matters.

Submission Documents

This covering letter should be read in conjunction with the following documents submitted as part of the planning application.

Documents		
Document Title	Document Reference / Date	Prepared By
Planning Statement	August 2025	Nexus Planning
Cover Letter	19 th August 2025	Nexus Planning
Application Forms and Certificates	29 th July 2025	Nexus Planning
Affordable Housing Statement	26 th July 2025	MSV
Air Quality Assessment	6780-3r2, 18 th July 2025	Redmore Environmental
Arboricultural Impact Assessment	3 rd July 2025	Urban Green
Archaeological Desk-based Assessment	28 th July 2023	Salford Archaeology
Bat Survey Report	October 2023	Urban Green
Biodiversity Net Gain Design Stage Assessment	Rev 02, 21 st July 2025	Urban Green
Biodiversity Net Gain Metric/Calculator	Rev 02, 17 th July 2025	Urban Green
Blue and Green Infrastructure Statement	Rev 02, 24 th July 2025	SGI
Broadband Connectivity Assessment	Rev 1.0, 30 th June 2025	GTech Surveys Limited

Construction Management Plan (Construction Phase Plan)	Rev B, 22 nd July 2025	CCL
Crime Impact Statement	Rev B, 17 th July 2025	Design for Security
Daylight & Sunlight Assessment	Rev 01, 4 th July 2025	GIA
Demolition Method Statement and Management Plan	Rev 1, 14 th June 2025	PERSES Limited
Design & Access Statement	Rev 09, July 2025	MCAU
Energy Statement	Rev E, 1 st August 2025	TWC
External Lighting / EV Charging Point Planning Support Report	P04, 23 rd July 2025	CWC
Fire Statement	R03, 23 rd July 2025	OFR
Fire Strategy	R02, 23 rd July 2025	OFR
Flood Risk Assessment & Drainage Statement	Rev B, 22 nd July 2025	SGI
Heritage Statement (within Design & Access Statement)	Rev 08, July 2025	MCAU
Landscape Concepts & Design Strategy	14 th July 2025	DEP Landscape Architecture Ltd.
Noise Impact Assessment	25 th July 2025	Azymuth Acoustics
Odour Assessment	8 th July 2025	Redmore Environmental
Operational, Management and Access Plan	July 2025	MSV
Phase I Geoenvironmental Site Assessment	Rev 4, 23 rd July 2025	E3P
Preliminary Ecological Assessment & Bat Roost Assessment	14 th July 2025	Urban Green
Proposed Bin / Cycle Storage (within Design & Access Statement)	Rev 08, July 2025	MCAU
Statement of Community Involvement	July 2025	MCAU
Storm Sewer Design - All Storms	26 th June 2025	SGI
Storm Sewer Design - Critical Storms	26 th June 2025	SGI
Sun Path Study (within Design & Access Statement)	Rev 08, July 2025	MCAU
Topographical Land Survey	100523JC-01, 10 th May 2023	Chris Partington Land Surveyors
Transport Assessment and Framework Travel Plan	Rev 3, 23 rd July 2025	Eddisons
Television and Radio Reception Impact Assessment	Rev 1.0, 30 th June 2025	GTech Surveys Limited
Waste Management Strategy (within Design & Access Statement)	Rev 08, July 2025	MCAU
Wind Microclimate Assessment Report	July 2025	GIA
Plans		
Plan Title	Plan Reference / Date	Prepared By
Site Location Plan	02-00 P4	MCAU
Existing Site Plan	02-00 P4	MCAU
Demolition Site Layouts	02-12 P1	MCAU
Proposed Site Plan with dims	02-01 P2	MCAU
Proposed Wider Context Site Plan	02-11 P2	MCAU
Proposed Ground Floor Plan	03-00 P24	MCAU
Proposed First Floor Plan	03-01 P24	MCAU
Proposed Second Floor Plan	03-02 P24	MCAU
Proposed Third Floor Plan	03-03 P24	MCAU

London

Birmingham

Bristol

Manchester

Reading

Proposed Fourth Floor Plan	03-04 P24	MCAU
Proposed Fifth Floor Plan	03-05 P24	MCAU
Proposed Sixth Floor Plan	03-06 P24	MCAU
Proposed Seventh Floor Plan	03-07 P24	MCAU
Proposed Eighth Floor Plan	03-08 P24	MCAU
Proposed Ninth Floor Plan	03-09 P24	MCAU
Proposed Roof Plan	03-10 P24	MCAU
Proposed Ground Floor Plan Block A	03-00-BLKA P12	MCAU
Proposed Ground Floor Plan Blocks D&E	03-00-BLKDE P10	MCAU
Proposed Floor Plans Block F Houses	03-00-BLKF P10	MCAU
Proposed Typical Floor Plan Block A	03-01-BLKA P10	MCAU
Proposed Typical Floor Plan Block B	03-01-BLKB P10	MCAU
Proposed Typical Floor Plan Block C	03-01-BLKC P10	MCAU
Proposed Typical Floor Plan Block DE	03-01-BLKDE P10	MCAU
Proposed Sixth Floor Plan Block A	03-03-BLKA P10	MCAU
Proposed Fifth Floor Plan Block B [Attic]	03-03-BLKB P10	MCAU
Proposed Fifth Floor Plan Block C [Attic]	03-03-BLKC P10	MCAU
Proposed Fourth/Fifth Floor Plan Block DE [Attic]	03-03-BLKDE P10	MCAU
Proposed Site Long Sectional Elevation	04-00 P17	MCAU
Proposed Site Sections	04-01 P12	MCAU
Proposed Block B Section	B-04-01 P12	MCAU
Proposed Block C Section	C-04-02 P13	MCAU
Proposed Block D Section	D-04-03 P12	MCAU
Proposed Block B Recess Section towards A	B-04-04 P1	MCAU
Proposed Block B Recess Section towards B	B-04-05 P1	MCAU
Proposed Block D Recess Section towards C	D-04-06 P1	MCAU
Proposed Block D Recess Section towards D	D-04-07 P1	MCAU
Proposed Blocks ABCD Princess Road	ABCD-05-00 P13	MCAU
Proposed Barnhill Street Long Elevation	ABCD-05-01 P14	MCAU
Proposed Blocks A&B Princess Road	AB-05-01 P13	MCAU
Proposed Blocks A&B Barnhill Street	AB-05-03 P13	MCAU
Proposed Block A South Elevation	A-05-02 P15	MCAU
Proposed Block A Moss Lane East	A-05-05 P17	MCAU
Proposed Block B Side Elevation	B-05-08 P12	MCAU
Proposed Block C Side Elevation	C-05-07 P13	MCAU
Proposed Blocks C&D Princess Road	CD-05-06 P13	MCAU
Proposed Blocks D&E Raby Street	DE-05-11 P12	MCAU
Proposed Block E North Elevation	E-05-10 P14	MCAU
Proposed Block E Ginnet Elevation	E-05-12 P5	MCAU
Proposed Blocks E&F Barnhill Street Elevation	E-05-13 P1	MCAU
Proposed Block F Townhouse Elevations	F-05-01 P16	MCAU
Proposed Block Material Options	05-100 P13	MCAU
Proposed Block A - Section Details	A-21-01 P6	MCAU
Proposed Blocks BCD - Section Details	BCD-21-02 P4	MCAU
Proposed Blocks BCDE - Soffit Details 1	BCDE-21-03 P1	MCAU
Proposed Blocks BCDE - Soffit Details 2	BCDE-21-04 P1	MCAU
Proposed Balcony Design	21-05 P1	MCAU

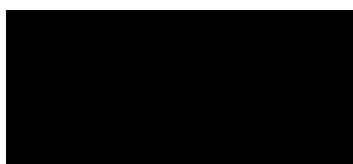
Proposed Boundary Details	21-06 P1	MCAU
Landscape Masterplan - Ground Floor	5242-04 Rev D	DEP Landscape Architecture Ltd.
Landscape Masterplan - Terraces	5242-05 Rev B	DEP Landscape Architecture Ltd.

As explained in the submitted Planning Statement, the proposed development is consistent with the development plan taken as a whole. Moreover, material considerations, including paragraph 125 of the NPPF, make clear the importance the Government places on the re-use of underutilised brownfield land and the delivery of high-quality homes, which would plainly apply to the proposed development. The proposal would also deliver a range of benefits, which weigh heavily in favour of the application scheme.

Given the above, the proposal is in accordance with the development plan and material considerations indicate that it should be approved without delay.

If there is anything which the Council believes is impeding timely validation, or if there are any other queries, please do not hesitate to contact me at the earliest opportunity.

Yours faithfully



Peter Tooher
Executive Director