

Sue Wills
Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Sue,

G. H. Sheldon Wholesale Bakers Ltd
Erection of a new industrial building, with ancillary parking, servicing and landscaping for the production of bread and related products.
Planning Application Submission PP-11225489

Please find enclosed planning application PP-11225489 for the new bakery building for G. H. Sheldon Wholesale Bakers Ltd on land at Kellbrook Road. The planning application fee of £40,920.00 is being paid via the planning portal.

You will find attached with the application submission the following documents and plans:

- Site Location Plan: 7000_T1179_OKR-KMA-XX-XX-DR-A-7000_A3_P1 Location Plan
- Existing Site Plan: 7001_T1179_OKR-KMA-XX-XX-DR-A-7001_A3_P1 Existing Site Plan
- Proposed Block Plan : 7002_T1179_OKR-KMA-XX-XX-DR-A-7002_A3_P2 Proposed Block Plan
- Culvert Diversion and Services Plan: 7003_T1179_OKR-KMA-XX-XX-DR-A-7003_A3_P2 Culvert Diversion and Services Plan
- Proposed Boundary Treatment Plan: 7004_T1179_OKR-KMA-XX-XX-DR-A-7004_A3_P2 Proposed Boundary Treatment Plan
- Proposed Site Plan: 7005_T1179_OKR-KMA-XX-XX-DR-A-7005_A3_P2 Proposed Site Plan
- Proposed Building Plan (Ground Floor): 7006_T1179_OKR-KMA-XX-XX-DR-A-7006_A3_P2 Proposed Building Plan (Ground Floor)
- Proposed Office Plan (Ground Floor): 7007_T1179_OKR-KMA-XX-XX-DR-A-7007_A3_P2 Proposed Office Plan (Ground Floor)
- Proposed Office Plan (First Floor): 7008_T1179_OKR-KMA-XX-XX-DR-A-7008_A3_P2 Proposed Office Plan (First Floor)
- Proposed Office Plan (Second Floor): 7009_T1179_OKR-KMA-XX-XX-DR-A-7009_A3_P2 Proposed Office Plan (Second Floor)

Registered in England Company No. 06279898 M10 Maxron House Green Lane Romiley Stockport SK6 3JQ	VAT number: 311692226	Plan:8 Town Planning Ltd www.plan8townplanning.co.uk info@plan8townplanning.co.uk Tel: 07792784924
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- Proposed Ancillary Plan (Ground Floor): 7010_T1179_OKR-KMA-XX-XX-DR-A-7010_A3_P2 Proposed Ancillary Plan (Ground Floor)
- Proposed Indicative Oven Zone Plan (Ground Floor): 7011_T1179_OKR-KMA-XX-XX-DR-A-7011_A3_P2 Proposed Indicative Oven Zone Plan (Ground Floor)
- Proposed Gatehouse (Plans and Elevations): 7012_T1179_OKR-KMA-XX-XX-DR-A-7011_A3_P1 Proposed Gatehouse (Plans and Elevations)
- Proposed Hard Landscaping Plan 7013_T1179_OKR-KMA-XX-XX-DR-A-7013_A3_P1 Proposed Hard Landscaping Plan
- Proposed Elevations (East and South): 7100_T1179_OKR-KMA-XX-XX-DR-A-7100_A3_P2 Proposed Elevations (East and South)
- Proposed Elevations (West and North): 7101_T1179_OKR-KMA-XX-XX-DR-A-7101_A3_P2 Proposed Elevations (West and North)
- Existing and Proposed Streetscene 1: 7200_T1179_OKR-KMA-XX-XX-DR-A-7200_A3_P2 Existing and Proposed Streetscene 1
- Existing and Proposed Streetscene 2: 7201_T1179_OKR-KMA-XX-XX-DR-A-7201_A3_P2 Existing and Proposed Streetscene 2
- Existing and Proposed Site Section (A-A): 7202_T1179_OKR-KMA-XX-XX-DR-A-7202_A3_P2 Existing and Proposed Site Section (A-A)
- Existing and Proposed Site Section (B-B): 7203_T1179_OKR-KMA-XX-XX-DR-A-7203_A3_P2 Existing and Proposed Site Section (B-B)
- Proposed 3D Views: 7300-9_T1179_OKR-KMA-XX-XX-DR-A-7300-9_A3_P2 Proposed 3D Views
- BNG Baseline Map
- BNG Metric_Sheldons Bakery_04.06.25
- BNG Sheldons Bakery_BNG Summary_04.06.25
- BNG Sheldons Bakery_New Post-Intervention Map
- Construction Method Statement
- CRIME IMPACT STATEMENT 25-0178, Parkhouse Street
- DESIGN AND ACCESS STATEMENT DAS T1179_OKR-KMA-XX-XX-RP-A-0003-A3-P1_RIBA Stage 3 – DAS
- Planning application forms
- DRAINAGE 8885-HBL-XX-XX-CA-C-5200_P02 SWS HYDRAULIC CALCULATIONS
- DRAINAGE 8885-HBL-XX-XX-DR-C-5100_P02 PROPOSED DRAINAGE PLAN OVERVIEW
- DRAINAGE 8885-HBL-XX-XX-DR-C-5101_P02 PROPOSED DRAINAGE PLAN SHEET 1
- DRAINAGE 8885-HBL-XX-XX-DR-C-5102_P02 PROPOSED DRAINAGE PLAN SHEET 2
- DRAINAGE 8885-HBL-XX-XX-DR-C-5105_P02 PROPOSED CONTRIBUTING AREAS PLAN
- DRAINAGE 8885-HBL-XX-XX-RP-D-0001_P02 DRAINAGE STRATEGY
- DRAINAGE 8885-HBL-XX-XX-RP-D-0001+DRAINAGE+STRATEGY+P02+w+Appendices compressed
- DRAINAGE 8885-HBL-XX-XX-RP-D-0002 SuDS MAINTENANCE SCHEDULE P02
- DRAINAGE 8885-HBL-XX-XX-RP-C-0002_P01_Apendix B - SuDS Maintenance Inspection Checklist

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- Ecological Survey Appraisal Report Kelbrook Rd Openshaw Phase 1
- Energy Statement: Sheldon's Bakery Energy Statement
- Landscape Plan 5781.03A Planting Plan Sheet 1 of 3
- Landscape Plan 5781.04A Planting Plan Sheet 2 of 3
- Landscape Plan 5781.05A Planting Plan Sheet 3 of 3
- Noise ASSESSMENT 2025-06-06 GH Sheldon Bakers_Kelbrook Rd_Noise_04
- Odour Assessment Miller Goodall
- PHASE 1 GROUND REPORT LKC 21 1095 Kelbrook Road, Openshaw - Phase 1 PRA
- PHASE 2 GROUND REPORT LKC 21 Kelbrook Road, Openshaw_Phase 2 SI Report
- PLANNING SUPPORT STATEMENT v1.9
- AQA AIR QUALITY ASSESSMENT FRAMEWORK
- Statement of Community Involvement SCI
- S106 Heads of Terms with Planning Officers Society S106 Template are included regarding off site purchase of 8.96 habitat units.
- TOPO 01-S-1038-Kellbrook Road Openshaw
- Transport 4589TS.01_withPlans&Apps
- Tree Report Sheldon's Bakery 11585AS

Regards Simon

Simon Plowman MA MRTPI
For Plan:8 Town Planning Ltd
07792784924

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