

7th July 2025

OUR REF: 267/CC

Manchester City Council

Planning Department

PO Box

Via the Planning Portal Ref: PP-14155526

Dear Sir/Madam

**PLANNING APPLICATION SUBMISSION: LAND OFF CLUB STREET, AND GRANSMOOR AVE,
MANCHESTER M11 1NF**

PLANNING PORTAL REFERENCE:PP-14155526

I am formally instructed by KMM Homes Ltd to submit a full planning application seeking the redevelopment of the land of the former Openshaw AEU Club and development on the adjoining land to construct 51 new affordable homes with associated infrastructure works and landscaping.

The description of development proposed is:

“Proposed redevelopment of the former A.E.U Club/land, incorporating demolition of the southern boundary wall and construction of 27 new residential dwellinghouses, 6 cottage flats and 18 apartments (Use Class C3), with vehicle access from Club Street, car parking, associated landscaping and infrastructure.”

The site is located within east Manchester along the boundary of the borough.

Full details in relation to the sustainability of the site and the redevelopment proposals are provided within the documents and drawings that accompany the application.

This planning application follows detailed pre-application discussions with Manchester City Council Officers.

The applicant has paid the planning application fee of £31,659 directly via the Planning Portal payment system (including the administration fee).

This application follows the positive consideration by Manchester City Council of residential development on part of the application site and acceptability of the loss of the bowling green

subject to a financial contribution (application reference 133036/00/2022), the principal acceptability of the loss of the bowling green and re-provision scheme has been agreed by virtue of the Decision Notice issued 11.02.25.

This application now provides for the land approved by reference 133036/00/2022 along with adjoining land to enable the wider and now comprehensive regeneration of the area. The same case for redevelopment of the bowling green is presented.

The following information in Table 1 and 2 is provided in support of the application:

Tabel 1- Submitted Plans

PLANS	AUTHOR
7000_OCS-KMA-XX-XX-DR-A-7000-A3-P5_Location Plan	KMA
7001_OCS-KMA-XX-XX-DR-A-7001-A3-P4_Existing Site Plan	KMA
7002_OCS-KMA-XX-XX-DR-A-7002-A3-P8_Proposed Site Plan	KMA
7003_OCS-KMA-XX-XX-DR-A-7003-A3-P8_Proposed Block Plan	KMA
7004_OCS-KMA-XX-XX-DR-A-7004-A3-P9_Proposed Landscape Plan	KMA
7005_OCS-KMA-XX-XX-DR-A-7005-A3-P8_Proposed Principal Boundary Treatments Plan	KMA
7100_XXX-KMA-XX-XX-DR-A-7100-A3-P1_Proposed House Type A.03	KMA
7102_XXX-KMA-XX-XX-DR-A-7102-A3-P1_Proposed House Type B.03	KMA
7103_XXX-KMA-XX-XX-DR-A-7103-A3-P1_Proposed House Type B.03 (alt)	KMA
7104_XXX-KMA-XX-XX-DR-A-7104-A3-P2_Proposed House Type C.03	KMA
7105_XXX-KMA-XX-XX-DR-A-7105-A3-P1_Proposed House Type D.03	KMA
7106_XXX-KMA-XX-XX-DR-A-7106-A3-P1_Proposed House Type D.03 (alt)	KMA
7107_XXX-KMA-XX-XX-DR-A-7107-A3-P1_Proposed House Type C.03 (alt)	KMA
7200_OCS-KMA-XX-XX-DR-A-7200-A3-P2_Proposed Floor Plans (Block A-Ground)	KMA
7201_OCS-KMA-XX-XX-DR-A-7201-A3-P2_Proposed Floor Plans (Block A-First)	KMA
7202_OCS-KMA-XX-XX-DR-A-7202-A3-P2_Proposed Floor Plans (Block A-Second)	KMA
7203_OCS-KMA-XX-XX-DR-A-7203-A3-P3_Proposed Elevations (Block A-West North)	KMA
7204_OCS-KMA-XX-XX-DR-A-7204-A3-P3_Proposed Elevations (Block A-East South)	KMA
7300_OCS-KMA-XX-XX-DR-A-7300-A3-P2_Proposed Floor Plans (Block B-Ground)	KMA
7301_OCS-KMA-XX-XX-DR-A-7301-A3-P2_Proposed Floor Plans (Block B-First)	KMA
7302_OCS-KMA-XX-XX-DR-A-7302-A3-P2_Proposed Floor Plans (Block B-Second)	KMA
7303_OCS-KMA-XX-XX-DR-A-7303-A3-P3_Proposed Elevations (Block B)	KMA
7400_OCS-KMA-XX-XX-DR-A-7400-A3-P6_Proposed Streetscene Elevations	KMA

Table 2- Submitted Documents

DOCUMENT/PLAN	AUTHOR
Application Form and Certificate of Ownership	Bramhall Town Planning
Covering letter	Bramhall Town Planning
DAS	KMA
Planning Statement	Bramhall Town Planning
BNG Baseline Habitat Assessment	Ascerta
BNG Statutory Biodiversity Metric Condition Assessment	Ascerta
Waste Strategy	Bramhall Town Planning
Open Space Assessment	Wardell Armstrong
Draft S106 Heads of Terms	Bramhall Town Planning
Phase 1 Ecological Assessment and Bat Survey	Ascerta
Sustainable Drainage Strategy SuDs Design/Drawings	Integra Consulting
Noise Impact Assessment	Apex Acoustics
Transport Statement/Note	Mode Transport
Arboricultural Impact Assessment	Lally Tree Management
Method Statement	Lally Tree Management
Shade Arc Ref: LTM0935.AIA.01	Lally Tree Management
Crime Impact Statement	Greater Manchester Police
Phase 1 Geo Environmental Desk Study	Peak Environmental
Affordable Housing Statement	Southway Housing

It is considered it meets the national and local validation requirements relevant to a full planning application of this nature; therefore, I trust you will be able to validate the application swiftly.

Should you have any queries whatsoever, please do get in touch with me directly. We look forward to working proactively and positively with officers during the determination of this application. Please note I will be on annual leave 11-18th July 25 (for any matters during this time please contact [REDACTED]).

Yours faithfully,

[REDACTED]

CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Enc As above