

P24-1740_LO05v1_PL_MAN_KW

28th May 2025

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Land at Hinchley Road, Charlestown
Full planning application the erection of 106 no. residential dwellings (Use Class C3) with associated access, landscaping, parking and other works.

On behalf of our client, Miller Homes, I am pleased to formally submit supporting documentation for a full application for the erection of 106 no. residential dwellings (Use Class C3), with associated access, landscaping, parking and other works at Land at Hinchley Road, Charlestown.

The following information is submitted in support of the application:

Title	Drawing/Report Reference & Date	Author
Drawings		
Schematic Drainage Layout	240062-EDGE-XX-XX-DR-C-1001 PO5	Edge Consulting Engineers
Ecological Enhancements Plan	HR- EEP-01 Rev A	Miller Homes
Baseline Habitats	P.2167.25.E02	Ascerta
House Type A - Crawford	-	Miller Homes
House Type B - Worthington	-	Miller Homes

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House Type B – Worthington DA (Dual Aspect)	-	Miller Homes
House Type C – Barton	-	Miller Homes
House Type C – Barton DA (Dual Aspect)	-	Miller Homes
House Type D – Langton	-	Miller Homes
House Type E – Kimpton	-	Miller Homes
House Type F – Lever	-	Miller Homes
House Type G – Harper	-	Miller Homes
House Type H – Latchford	-	Miller Homes
Landscape Masterplan	120-DAC-PL-001 P5	DCLA
Detailed Planting Plan: 1 of 3	120-DAC-PL-002 P4	DCLA
Detailed Planting Plan: 2 of 3	120-DAC-PL-003 P4	DCLA
Detailed Planting Plan: 3 of 3	120-DAC-PL-004 P4	DCLA
Affordable Housing Plan	HR-AHP-01	Miller Homes
Adoptions & Management Plan	HR-AP-01	Miller Homes
Building Heights Plan	HR-BHP-01	Miller Homes
Boundary Treatments Plan	HR-BTP-01	Miller Homes
Colour Site Layout	HR-CSL-01B	Miller Homes
Cycle Storage Plan	HR-CSP-01	Miller Homes
Electric Vehicle Charging Plan	HR-EVC-01	Miller Homes

Facing Materials Plan	HR-FMP-01	Miller Homes
Site Location Plan	HR-LOC-01	Miller Homes
Parking Spaces Plan	HR-PSP-01	Miller Homes
Route of Build Plan	HR-ROB-01	Miller Homes
Site Layout Plan	HR-SL-01B	Miller Homes
Surface Materials Plan	HR-SMP-01	Miller Homes
Sales Garage Dimensions	SD-SAL-GAR-02	Miller Homes
Cycle Storage – 4x6	SD-CYC-01	Miller Homes
1800mm High Timber Pedestrian Gate	SD-GATE-01	Miller Homes
1800mm High Close Boarded Fence	SD-SF-10-A	Miller Homes
2200mm High Acoustic Fence	SD-SF-25	Miller Homes
600mm High Railing	SD-SR-13	Miller Homes
1800mm High Screen Wall	SD-SW-15	Miller Homes
450mm High Screen Wall with 600 Railings & Brick Piers	SD-SW-16	Miller Homes
Street Scenes	SS-01	Miller Homes
Waste Management Plan	HR-WMP-01	Miller Homes
Lighting Layout	SHD2164-SHD-HLG-HINC-DR-EO-Lighting Layout-RO	SHD
Documents		

Flood Risk Assessment Report	240062-EDGE-XX-XX-RP-C-0001_FLOOD RISK ASSESSMENT[P03]	Edge Consulting Engineers
Lighting Calculation	SHD2164-SHD-HLG-HINC-CA-EO-Lighting Calculation-RO	SHD
Lighting Schedule	SHD2164-SHD-HLG-HINC-SH-EO-Lighting Schedule-RO	SHD
Construction Environmental Management and Demolition Plan	-	Miller Homes
Crime Impact Statement version B	2025/0072/CIS/01	Greater Manchester Police
Preliminary Ecological Appraisal	P2167.25	Ascerta
Biodiversity Impact Assessment	P.2167.25	Ascerta
BNG Metric Calculation Tool	P.2167.25A	Ascerta
BNG Metric Condition Assessment	P.2167.25	Ascerta
Energy Statement	Rev A	Energy & Design
Phase II Geoenvironmental Site Assessment	17-994-R1-1	E3P
Landscape Management Plan	120-DAC-RP-005 P1	DCLA
Noise Impact Assessment	P25-018-R01v2	Hepworth
Waste Storage Proforma	-	-
Statement of Community Involvement	R005v2	Pegasus Group
Open Space Statement	R003v3	Pegasus Group
Blue and Green Infrastructure	R002	Pegasus Group
Planning and Affordable Housing Statement	R001v6	Pegasus Group



Transport Assessment	4721TA.01	Eddisons
Arboricultural Impact Assessment	P.2167.25	Ascerta
Design and Access Statement	P24-1740_DE_G002D	Pegasus Group
Broadband Connectivity Assessment	Report dated April 2025	Miller Homes

The application was submitted via the planning portal (reference: PP-13949019) on 28th May 2025 and the requisite planning application fee paid.

A Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 was served to Manchester City Council, the owner, on 28th May 2025.

We trust that the contents of the submission are clear and look forward to receiving confirmation that the application has been validated. Should you have any initial queries, please do not hesitate to get in contact on the details provided below.

Yours sincerely

Kerry Walker

Associate Planner

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