

Planning and Regeneration
Manchester City Council
Town Hall Extension
Mount Street
Manchester

Our Ref: EKPS/231110/KD

Submitted via the Planning Portal

FAO: Sue Wills

11 April 2025

Dear Sue,

Application for Full Planning Permission: Land off Crabtree Lane, Openshaw, Planning Portal Reference: PP-13812644

On behalf of our client, Keepmoat, please find enclosed an application for full planning permission for the following works:

“Full Planning Application for the development of 194 dwellings (Class C3) with vehicular access from Crabtree Lane and associated parking, landscaping and open space.”

A schedule of supporting documents has been agreed with officers as part of the pre-application consultation process. In line with these discussions the following information has been submitted by way of the Planning Portal in support of the planning application:

- Architectural Drawings, prepared by JTP;
- Design & Access Statement (including Waste Management Strategy and Proforma), prepared by JTP;
- Landscape Proposals, prepared by Urban Green;
- Landscape Management Plan, prepared by Urban Green;
- Planning Policy Compliance Statement (including Affordable Housing Statement), prepared by EKPS;
- Acoustic Assessment, prepared by E3P;
- Heritage Statement, prepared by Kathryn Sather & Associates;
- Archaeological Desktop Study, prepared by Archaeological Research Services;
- Environmental Standards Statement, prepared by PB Sustainability;
- Phase I and II Contamination Assessment (Jackson Land), prepared by Betts Geo Environmental Limited;

- Phase I and Phase II Contamination Assessment (Connell Land), prepared by E3P;
- Air Quality Impact Assessment, prepared by Redmore ;
- Flood Risk Assessment and Drainage Strategy, prepared by Betts Hydro Limited;
- Preliminary Ecological Appraisal prepared by Collington Winter;
- Aquatic Flora and Fauna Technical Note prepared by Biora Nature Gain;
- Biodiversity Net Gain Assessment, prepared by Collington Winter;
- Transport Statement and Travel Plan, prepared by Curtins;
- Arboricultural Impact Assessment, prepared by Collington Winter;
- Broadband Connectivity Assessment, prepared by GTech Surveys Limited;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Local Labour Agreement, prepared by Keepmoat;
- Statement of Community Involvement, prepared by Cavendish Consulting;
- Viability Statement prepared by Roger Hannah;
- Construction Management Plan, prepared by Keepmoat;
- EV Charger Layout Plan, prepared by Keepmoat; and;
- Managed Area Plan, prepared by Keepmoat.

Payment of the required Planning Application Fee (£58,686.00) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), has been made via the planning portal.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone or by email should any matters arising from the application require clarification.

Kind Regards,

Ellie Philcox
Director