

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

Our Ref: EKPS/240101/EP

Submitted Via Planning Portal

14 March 2025

Dear Sir or Madam

Former Riverpark Road Trading Estate, Manchester: Application for Full Planning Permission for Residential Development

Planning Portal Reference: PP-13582231

On behalf of our client, Kellen Homes Limited and Great Places Housing Association, please find enclosed an application for full planning permission for the following works:

“Erection of a residential development comprising 498 dwellings (including a mix of housing types and tenures) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works” (hereafter referred to as “the Proposed Development”).

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:

- Planning Application Forms and Certificates;
- Site Location Plan;
- Scheme Plans prepared by AEW Architects (“AEW”) :
 - Existing and Proposed Site Plan;
 - Existing and Proposed Scheme Plans, Elevations and Sections;
 - Topographical Survey; and,
 - Landscaping Plans.
- Design & Access Statement prepared by AEW;
- Computer Generated Images (CGIs) / Verified Views prepared by Ambiente;
- Noise and Vibration Assessment prepared by e3p;

- Statement of Community Involvement prepared by Lexington Communications;
- Economic Statement prepared by Donald Webb Associates;
- Heritage Assessment and TVIA prepared by Stephen Levrant Heritage Architecture;
- Archaeological Desktop Study prepared by Fenix Heritage;
- Energy and Environmental Standards Statement prepared by ensphere;
- Ventilation Strategy prepared by Ventaxia;
- Phase 1 and 2 Ground Conditions Assessment and Remediation Strategy prepared by e3p;
- Waste Management Strategy prepared by Kellen Homes;
- Construction Management Plan prepared by Kellen Homes;
- Air Quality Impact Assessment prepared by Redmore;
- Flood Risk Assessment and Drainage Strategy prepared by Townsend Water Engineering;
- Preliminary Ecological Appraisal and Bat Survey prepared by Enzygo;
- Biodiversity Net Gain Metric prepared by Enzygo;
- Transport Assessment and Travel Plan prepared by Curtins;
- Tree Survey / Arboricultural Survey prepared by Enzygo;
- Broadband Connectivity Statement prepared by Kellen Homes;
- Crime Impact Assessment prepared by Greater Manchester Police;
- Daylight, Sunlight and Overshadowing Assessment / Glint & Glare prepared by GIA;
- Fire Statement prepared by Ashton Fire;
- Wind Assessment prepared by ArcAero;
- Local Labour Agreement prepared by Kellen Homes;
- Affordable Housing Statement prepared by Great Places Housing Group;

Payment of the required Planning Application Fee in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), will be made on submission of the application.

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 ([REDACTED]) or by email ([REDACTED]) should any matters arising from the application require clarification.

Kind regards.

Ellie Philcox
Director

Enc: Planning Application Submission