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10th February 2025

Manchester City Council
Planning Department
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sir/ Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR PARTIAL DEMOLITION OF REAR OF EXISTING BUILDING AND
ERECTION OF A 23 STOREY RESIDENTIAL BUILDING COMPRISING 133 UNITS WITH GROUND FLOOR
COMMERCIAL UNIT (USE CLASS E) AND ASSOCIATE WORKS AT 35 ROCHDALE ROAD, MANCHESTER.**

Please find enclosed a full planning application for partial demolition of rear of existing building and erection of a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works at 35 Rochdale road. The application has been submitted on behalf of the applicant, City Point Residences Limited, and comprises:

- Application form prepared by Zerum
- A planning application fee of £ 46,368.00 (PP- 13613741).
- Affordable Housing Statement prepared by Zerum
- Archaeological Assessment prepared by Orion Heritage
- Blue and Green Infrastructure Statement prepared by Zerum
- Broadband Connectivity Assessment prepared by GTech
- Circular Economy Statement prepared by Futureserv
- Construction Environmental Management Plan prepared by Zerum
- Crime Impact Statement prepared by Greater Manchester Police
- Daylight Sunlight Assessment prepared by WSP (contained within the ES)
- Daytime Bat Survey prepared by Rachel Hacking Ecology
- Design and Access Statement prepared by Hodder and Partners
- Dusk Emergence Survey prepared by EPS
- Energy Statement prepared by Futureserv
- Environmental Standards Statement prepared by Futureserv
- Fire Statement prepared by Jensen Hughes
- Flood Risk Assessment and Drainage Strategy prepared by
- Heritage Assessment prepared by Stephen Levrant Heritage Architecture
- Noise Assessment prepared by Jameson Acoustics
- Overheating and Ventilation Statement prepared by FutureServ
- Planning Statement including Tall Building Statement prepared by Zerum

- Statement of Community Involvement prepared by Counter Context Ltd
- Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited;
- Townscape and Visual Impact Assessment prepared by RBMP
- Transport Statement prepared by SK Transport
- Travel Plan prepared by SK Transport (Appended to the Transport Statement)
- Utility Statement prepared by FutureServ
- Viability Statement prepared by Savills
- Waste pro forma prepared by Hodder and Partners Architects and
- Wind Assessment prepared by WSP (contained within the ES)

The application is also supported by a full set of application plans and elevations produced by the scheme architect (Hodder and Partners). They include:

Drawing Title	Drawing Reference	Size	Scale
Proposed GA Plan Site Location Plan	0658-HOD-BC-00-DR-A(--)001	A1	1:100
Proposed GA Elevation South East	0643-HOD-BC-ZZ-DR-A(--)300	A1	1:100
Proposed GA Elevation South West	0643-HOD-BC-ZZ-DR-A(--)301	A1	1:100
Proposed GA Elevation North East	0643-HOD-BC-ZZ-DR-A(--)302	A1	1:100
Proposed GA Elevation North West	0643-HOD-BC-ZZ-DR-A(--)303	A1	1:100
Proposed Facade Fragments	0643-HOD-BC-ZZ-DR-A(--)380	A1	1:100
Enabling Elevations South West & South East	0643-HOD-BC-ZZ-DR-A(--)390	A1	1:100
Enabling Elevations North West & North East	0643-HOD-BC-ZZ-DR-A(--)391	A1	1:100
Proposed GA Section Section AA	0643-HOD-BC-ZZ-DR-A(--)401	A1	1:100
Proposed GA Section Section BB	0643-HOD-BC-ZZ-DR-A(--)402	A1	1:100
Proposed GA Plan Level 00 Floor Plan	0658-HOD-BC-00-DR-A(--)200	A1	1:100
Enabling Plan Level 00 Floor Plan	0658-HOD-BC-00-DR-A(--)290	A1	1:100
Proposed GA Plan Level 01 Floor Plan	0658-HOD-BC-01-DR-A(--)202	A1	1:100
Proposed GA Plan Level 02 Floor Plan	0658-HOD-BC-02-DR-A(--)203	A1	1:100
Proposed GA Plan Level 03-19 (Typical) Floor Plan	0658-HOD-BC-03-DR-A(--)204	A1	1:100
Enabling Plan Level 03 Floor Plan	0658-HOD-BC-03-DR-A(--)292	A1	1:100
Proposed GA Plan Level 20 Floor Plan	0658-HOD-BC-20-DR-A(--)220	A1	1:100
Proposed GA Plan Level 21 Floor Plan	0658-HOD-BC-21-DR-A(--)221	A1	1:100
Proposed GA Plan Level M0 Floor Plan	0658-HOD-BC-M0-DR-A(--)201	A1	1:100

Drawing Title	Drawing Reference	Size	Scale
Enabling Plan Level M0 Floor Plan	0658-HOD-BC-M0-DR-A(--)-291	A1	1:100
Proposed GA Plan Level Roof Plan	0658-HOD-BC-RF-DR-A(--)-223	A1	1:100
Proposed GA Plan Typical Room Types	0658-HOD-BC-XX-DR-A(--)-280	A1	1:50
Proposed GA Plan 1B2P Accessibility (M2)	0658-HOD-BC-XX-DR-A(--)-281	A1	1:25
Accommodation Schedule	XXX	-	-

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours faithfully



Deborah Baker Barnett
Director