

FAO Jennifer Connor  
Manchester City Council  
Planning Department  
Town Hall  
Albert Square  
Manchester  
M60 2LA

Our Ref: 0288  
Your Ref: PP-13811687

Submitted via the Planning Portal (Ref: PP-13811687)

Date: 28<sup>th</sup> February 2025

Dear Jennier,

## **Application for Full Planning Permission at the Former Burnage Cricket Club, Mauldeth Road, Manchester**

Asteer Planning has been instructed by Views (Holdings) Limited ("VIEWS"/"the Applicant") to submit an application for full planning permission at the Former Burnage Cricket Club, Mauldeth Road, Manchester.

### **Proposed Development**

This application seeks full planning permission for the following proposal:

*"Residential Development with associated access, infrastructure and landscaping"*

### **Background**

This site comprises vacant land, with its most recent use as the cricket grounds for Burnage Cricket and Social Club, which ceased operating over 6 years ago, and was subsequently added to Manchester City Council's ("MCC") Brownfield Land Register (Reference: Burn2300) in 2022.

The proposals have been subject to extensive pre-application engagement with the Council and key stakeholders, including ward members and the Leader of MCC who have expressed their support for bringing the site back into positive use. We understand that since falling vacant under previous ownership, the site has been subject to antisocial activities and vandalism.

This application is accompanied by a comprehensive suite of supporting plans and documents, a schedule of which is enclosed at **Appendix 1**.

The planning application fee of £33,906.00 (inclusive of the Planning Portal's service charge) has been paid via the planning portal.

We trust that this submission will enable a timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Nellist', with a stylized flourish at the end.

**Paul Nellist**  
**Director, Residential**  
**07805 251 848**  
[paul.nellist@asteerplanning.com](mailto:paul.nellist@asteerplanning.com)

**For and on behalf of Asteer Planning LLP**

## APPENDIX 1 – Schedule of Supporting Plans and Documents

| Title                                                                                                         | Reference/Date | Author                             |
|---------------------------------------------------------------------------------------------------------------|----------------|------------------------------------|
| <b>Documents</b>                                                                                              |                |                                    |
| Supporting Planning Statement (including Statement of Community Involvement and Affordable Housing Statement) | February 2025  | Asteer Planning                    |
| Design and Access Statement                                                                                   | February 2025  | Ollier Smurthwaite Architects      |
| Phase I Geoenvironmental Site Assessment                                                                      | February 2025  | E3P                                |
| Noise Impact Assessment                                                                                       | February 2025  | E3P                                |
| Air Quality Assessment                                                                                        | February 2025  | Redmore Environmental              |
| Appendix E - Waste Management Strategy                                                                        | n/a            | n/a                                |
| Sports Mitigation Strategy                                                                                    | February 2025  | Sports Planning Consultants        |
| Environmental Standard Statement                                                                              | February 2025  | Watt Energy & Consulting Engineers |
| Flood Risk Assessment & Conceptual Drainage Strategy                                                          | February 2025  | LK Group                           |
| Crime Impact Statement                                                                                        | January 2025   | Greater Manchester Police          |
| Travel Plan Framework                                                                                         | February 2025  | CBO Transport                      |
| Transport Assessment                                                                                          | February 2025  | CBO Transport                      |
| Arboricultural Impact Assessment                                                                              | January 2025   | Amenity Tree                       |
| Tree Survey and Constraints Report                                                                            | January 2025   | Amenity Tree                       |
| Preliminary Ecological Appraisal                                                                              | February 2025  | Rachel Hacking Ecology             |
| Equivalent Quality and Quantity Site Assessments                                                              | February 2025  | STRI                               |
| BNG Metric Calculation                                                                                        | February 2025  | Rachel Hacking Ecology             |
| <b>Plans</b>                                                                                                  |                |                                    |
| Design and Access Statement                                                                                   | A815           | Ollier Smurthwaite Architects      |
| Location Plan                                                                                                 | A815_P_001     | Ollier Smurthwaite Architects      |
| Proposed Block Plan                                                                                           | A815_P_001     | Ollier Smurthwaite Architects      |
| Topographical Survey                                                                                          | A815_P_003A    | Ollier Smurthwaite Architects      |
| Demolition Site Plan                                                                                          | A815_P_004A    | Ollier Smurthwaite Architects      |
| Existing Plans Building 1                                                                                     | A812_P_010     | Ollier Smurthwaite Architects      |
| Existing Plans Building 2                                                                                     | A815_P_011     | Ollier Smurthwaite Architects      |
| Existing Context Elevations                                                                                   | A815_P_020     | Ollier Smurthwaite Architects      |
| Existing Elevations Building 1                                                                                | A815_P_021     | Ollier Smurthwaite Architects      |
| Proposed Detail Section CC                                                                                    | A815_P_1000    | Ollier Smurthwaite Architects      |
| Proposed Detail Section AA                                                                                    | A815_P_1001    | Ollier Smurthwaite Architects      |
| Proposed Detail Section BB                                                                                    | A815_P_1002    | Ollier Smurthwaite Architects      |
| Proposed Site Plan                                                                                            | A815_P_100G    | Ollier Smurthwaite Architects      |
| Proposed External Works Plan                                                                                  | A815_P_101D    | Ollier Smurthwaite Architects      |
| Proposed Servicing Plan                                                                                       | A815_P_102B    | Ollier Smurthwaite Architects      |
| Proposed Access Plan                                                                                          | A815_P_103A    | Ollier Smurthwaite Architects      |
| Proposed Context Elevations                                                                                   | A815_P_110A    | Ollier Smurthwaite Architects      |
| Proposed Site Sections                                                                                        | A815_P_111B    | Ollier Smurthwaite Architects      |
| Block Type A Plans                                                                                            | A815_P_140A    | Ollier Smurthwaite Architects      |
| Block Type B Plans                                                                                            | A815_P_141A    | Ollier Smurthwaite Architects      |
| Block Type C Plans                                                                                            | A815_P_142A    | Ollier Smurthwaite Architects      |
| Block Type D Plans                                                                                            | A815_P_143C    | Ollier Smurthwaite Architects      |
| Block Type E Plans                                                                                            | A815_P_144A    | Ollier Smurthwaite Architects      |

| Title                   | Reference/Date | Author                        |
|-------------------------|----------------|-------------------------------|
| Block Type F Plans      | A815_P_145A    | Ollier Smurthwaite Architects |
| Block Type G Plans      | A815_P_146B    | Ollier Smurthwaite Architects |
| Block Type H Plans      | A815_P_147A    | Ollier Smurthwaite Architects |
| Block Type A_B Section  | A815_P_310B    | Ollier Smurthwaite Architects |
| Block Type C_F Section  | A815_P_312B    | Ollier Smurthwaite Architects |
| Block Type D_E Section  | A815_P_313B    | Ollier Smurthwaite Architects |
| Block Type G Section    | A815_P_314A    | Ollier Smurthwaite Architects |
| Block Type H Section    | A815_P_315     | Ollier Smurthwaite Architects |
| Block Type A Elevations | A815_P_410C    | Ollier Smurthwaite Architects |
| Block Type B Elevations | A815_P_411C    | Ollier Smurthwaite Architects |
| Block Type C Elevations | A815_P_412C    | Ollier Smurthwaite Architects |
| Block Type D Elevations | A815_P_413D    | Ollier Smurthwaite Architects |
| Block Type E Elevations | A815_P_414B    | Ollier Smurthwaite Architects |
| Block Type F Elevations | A815_P_415B    | Ollier Smurthwaite Architects |
| Block Type G Elevations | A815_P_416A    | Ollier Smurthwaite Architects |
| Block Type H Elevations | A815_P_417A    | Ollier Smurthwaite Architects |
| Area Schedule           | A815_P_901     | Ollier Smurthwaite Architects |