

12 March 2025
Our Ref: 2023.013



Jonathan Mumby
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Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

To whom it may concern,

**Re: PROPOSED DEVELOPMENT AT LAND BOUND BY CROSS KEYS STREET,
GOULDEN STREET, CHADDERTON STREET AND MARSHALL STREET**

We are pleased to submit this full planning application, on behalf of Christopher David Grieves, Joanne Tracie Greives and Cross Keys Estates Limited for the following proposed development:

Erection of 9-storey residential building (Use Class C3) comprising 104no. residential units with communal space, landscaping, infrastructure and other associated works.

The requisite planning application fee (£40,904) has been paid online via the planning portal (Ref. PP-13836089).

The application is supported by a suite of architectural, landscape and technical plans prepared by Tim Groom Architects, Layer Studio and Civic Engineers respectively, summarised in the table below:

Title	Drawing No.
<i>Location / Site Plans</i>	
Location Plan	1111-TGA-XX-00-DR-A-95200 P03
Site Plan – Existing	1111-TGA-XX-00-DR-A-95201 P02
Site Plan – Proposed	1111-TGA-XX-00-DR-A-05202 P03
<i>General Arrangements</i>	
General Arrangement – Goulden Street Elevation	1111-TGA-XX-ZZ-DR-A-95500 P02
General Arrangement – Cross Keys Street Elevation	1111-TGA-XX-ZZ-DR-A-95501 P02
General Arrangement – Marshall Street Elevation	1111-TGA-XX-ZZ-DR-A-95502 P02
General Arrangement – Chadderton Street Elevation	1111-TGA-XX-ZZ-DR-A-95503 P02
General Arrangement – Context Elevations	1111-TGA-XX-ZZ-DR-A-95504 P02
General Arrangement – Section AA	1111-TGA-XX-ZZ-DR-A-95400 P02

General Arrangement – Section BB	1111-TGA-XX-ZZ-DR-A-95401 P02
General Arrangement – Section CC	1111-TGA-XX-ZZ-DR-A-95402 P02
General Arrangement – Level 00	1111-TGA-XX-00-DR-A-95300 P04
General Arrangement – Level Upper Ground	1111-TGA-XX-UG-DR-A-95310 P04
General Arrangement – Level 01	1111-TGA-XX-01-DR-A- 93501 P04
General Arrangement – Level 02-05	1111-TGA-XX-02-DR-A-95302 P04
General Arrangement – Level 06	1111-TGA-XX-06-DR-A-95306 P04
General Arrangement – Level 07	1111-TGA-XX-07-DR-A-95307 P04
General Arrangement – Level 08	1111-TGA-XX-08-DR-A-95308 P04
General Arrangement – Roof Plan	1111-TGA-XX-RF-DR-A-95309 P03
<i>Bay Studies</i>	
Bay Study – Typical Window	1111-TGA-XX-ZZ-DR-A-95211 P03
Bay Study – Ground Floor	1111-TGA-XX-ZZ-DR-A-95212 P03
Bay Study – Level 07 Terrace	1111-TGA-XX-ZZ-DR-A-95213 P03
Bay Study – Recessed Entrance	1111-TGA-XX-ZZ-DR-A-95214 P03
<i>Landscaping</i>	
General Arrangement	373-LYR-XX-00-DWG-L-1000 R6
Softworks	373-LTR-XX-00-DWG-L-3000 R4
Levels and Drainage Strategy	373-LYR-XX-00-DWG-L-4000 R4
S Courtyard	373-LYR-XX-00-DWG-L-5000 R4
<i>Drainage</i>	
Proposed Surface Water Drainage GA	2123-CIV-XX-XX-D-C-30001 P02
Proposed Foul Water Drainage GA	2123-CIV-XX-XX-D-C-30002 P01

The application is also support by the following technical reports and documents:

- Air Quality Assessment, prepared by Redmore Environmental;
- Broadband Connectivity Assessment, prepared by GTech Surveys Ltd;
- Crime Impact Assessment, prepared by Greater Manchester Police;
- Daylight & Sunlight Amenity Impact Assessment Report, prepared by Proximity;
- Supplementary Daylight & Sunlight Report, prepared by Proximity;
- Design and Access Statement, prepared by Tim Groom Architects;
- Desk Based Assessment, prepared by Archaeological Research Services Ltd;
- Energy & Environment Standards Statement, prepared by Novo;
- External Lighting Assessment, prepared by Novo;
- Financial Viability Statement, prepared by CBRE;
- Fire Statement Form, prepared by OFR;
- Flood Risk Assessment, prepared by Civic Engineers;
- Heritage Statement, prepared by Steven Levrant Heritage Architecture;

- Landscape Design Document, prepared by Layer Studio;
- Cross Keys – Management Plan, prepared by Cert Property;
- Noise Impact Assessment Report, prepared by Jameson Acoustics;
- Phase 1: Preliminary Risk Assessment, prepared by LK Group;
- Site Walkover and Biodiversity Net Gain Statement, prepared by e3p;
- Television and Radio Reception, prepared by GTech Surveys Ltd;
- Transport Assessment (including Travel Plan), prepared by SLR;
- Ventilation Statement, prepared by Novo; and
- Planning Statement, prepared by Enabl.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Jonathan Mumby
Planner
Enabl