Paul Butler Associates
Planning, Development & Heritage Consultants

06 December 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Our ref: 23.1941

Dear Mrs Roscoe

Location: East Road, Longsight
Application for full planning permission

On behalf of our client, Views Ltd, I am pleased to submit a planning application for the redevelopment of the above site.

The application seeks full planning permission for the redevelopment of the site involving the construction of 20 houses with associated access, landscaping and drainage infrastructure.

The schedule of documents in Annex A of this letter summarises the documents submitted in support of the application.

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023, a fee of £12,480.00 is payable with this application.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

cc Views Ltd

Annex A: Schedule of Documents

Document Name	Produced / Completed by
Application Form and completed ownership certificates	Paul Butler Associates
Application Cover Letter	Paul Butler Associates
Planning Statement	Paul Butler Associates
Design and Access Statement	Ollier Smurthwaite Architects
Bowls Needs Assessment	Sports Planning Consultants
Viability Assessment	Roger Hannah
Hardworks and Softworks Plan	Amenity Tree
Preliminary Ecological Appraisal	Rachel Hacking Ecology
Biodiversity Net Gain Assessment	Amenity Tree
Daylight and Sunlight Report	Smith Marston
Noise Assessment	AEC
Phase 1 Contaminated Land Survey	Earth Environmental and Geotechnical
Environmental Standards Statement	Watt Consulting
Surface Water Drainage Strategy	Earth Environmental and Geotechnical
Highways Technical Note	Focus Transport Planning
Crime Impact Statement	Greater Manchester Police
Air Quality Assessment	Redmore Environmental

Drawing Name (Ollier Smurthwaite Architects)	Drawing Reference Number
Site Location Plan	A795_P_001
Block Plan	A795_P_002
Existing Context Elevation	A795_P_020
Proposed Site Plan	A795_P_100A
Servicing Strategy	A795_P_101
Maintenance Strategy	A795_P_102A
House Type 4A Plans	A795_P_210
House Type 4B Plans	A795_P_220A
House Type 4A elevations	A795_P_310
House Type 4A elevations	A795_P_311
House Type 4A elevations	A795_P_312
House Type 4B elevations	A795_P_320A
House Type 4B elevations	A795_P_321A
House Type 4B elevations	A795_P_322A
Proposed Context Elevations	A795_P_330
Section AA	A795_P_400
Section BB	A795_P_401A