



AshtonHale

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

Submitted via Planning Portal: PP-13648208

20th December 2024

Dear Ellie

Full Planning Application for Proposed Residential Development at 232-236 Palatine Road, Didsbury

Further to our pre-application discussions, AshtonHale has been instructed by Marco Living 3 Ltd to submit a full planning application for a residential development at 232-236 Palatine Road, Didsbury, M20 2WF. The description of development for the application, as set out on the application forms, is:

"Full planning application for the demolition of existing buildings and the erection of a residential development (Use Class C3) with associated landscaping and infrastructure"

The application forms were submitted via Planning Portal (Ref. PP-13648208) on 20th December 2024 and a schedule of all supporting documents (the scope of which is as agreed during pre-application discussions) is attached to this covering letter. Payment of the planning application has been made via Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,

Louisa McCarthy
Associate Director

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AshtonHale Ltd



Application Submission Schedule - 232-236 Palatine Road

Document	Reference	Author
<i>Plans</i>		
Existing Plans		
Site Location Plan	1459-L0001	OMI Architects
Existing Site Plan	1459-L0100	OMI Architects
Existing Site Elevation - North	1459-L0200	OMI Architects
Existing Site Elevation - East	1459-L0201	OMI Architects
Existing Site Elevation - South	1459-L0202	OMI Architects
Existing Site Elevation - West	1459-L0203	OMI Architects
Existing Site Section	1459-L0204	OMI Architects
Proposed Plans		
<i>GA Plans</i>		
Masterplan - Level Basement	1459-L1000	OMI Architects
Masterplan - Level 00	1459-L1001	OMI Architects
Masterplan - Level 01	1459-L1002	OMI Architects
Masterplan - Level 02	1459-L1003	OMI Architects
Masterplan - Level 03-04	1459-L1004	OMI Architects
Masterplan - Roof Plan	1459-L1005	OMI Architects
Apartment Block - Level Basement	1459-L1100	OMI Architects
Apartment Block - Level 00	1459-L1101	OMI Architects
Apartment Block - Level 01-02	1459-L1102	OMI Architects
Apartment Block - Level 03-04	1459-L1103	OMI Architects
Apartment Block - Roof Plan	1459-L1104	OMI Architects
<i>Strategy Plans</i>		
Fire Strategy	1459-L1010	OMI Architects
Waste Management Strategy	1459-L1011	OMI Architects
Access Strategy	1459-L1012	OMI Architects

Document	Reference	Author
<i>House Types</i>		
Apartment Types – 1 of 3	1459-L1105	OMI Architects
Apartment Types – 2 of 3	1459-L1106	OMI Architects
Apartment Types – 3 of 3	1459-L1107	OMI Architects
Semi-Detached Plans	1459-L1200	OMI Architects
Townhouse Plans	1459-L1205	OMI Architects
<i>Building Elevations</i>		
Apartment Block – East Elevations	1459-L1110	OMI Architects
Apartment Block – South Elevations	1459-L1111	OMI Architects
Apartment Block – West Elevations	1459-L1112	OMI Architects
Apartment Block – North Elevations	1459-L1113	OMI Architects
Semi-Detached Elevations	1459-L1201	OMI Architects
Semi-Detached Gable Elevation	1459-L1202	OMI Architects
Town House Elevations	1459-L1206	OMI Architects
Town House Gable Elevation	1459-L1207	OMI Architects
<i>Site Elevations and Sections</i>		
Proposed Site Elevation - North	1459-L1600	OMI Architects
Proposed Site Elevation - East	1459-L1601	OMI Architects
Proposed Site Elevation - South	1459-L1602	OMI Architects
Proposed Site Elevation - West	1459-L1603	OMI Architects
Proposed Site Section	1459-L1604	OMI Architects
<i>Landscape</i>		
Ground Level Landscape Proposals	5592-02	DEP
Soft Landscape Proposals	5592-03	DEP
<i>CGIs (For Illustrative Purposes Only)</i>		
CGI – View 1 (View from Palatine Road looking South-West)	1459-L1700	OMI Architects
CGI – View 2 (View from Palatine Road looking North)	1459-L1701	OMI Architects
CGI – View 3 (Courtyard View)	1459-L1702	OMI Architects
<i>Documents and Reports</i>		
Application Forms and Certificates	20 th December 2024	AshtonHale
Covering Letter	20 th December 2024	AshtonHale
Planning Statement	December 2024	AshtonHale
Design and Access Statement	December 2024	OMI Architects
Financial Viability Assessment	20 th December 2024	Tim Claxton Property
Arboricultural Survey	5592 – December 2024	DEP
Crime Impact Statement	2024/0369/CIS/01 Version C	Design for Security

Document	Reference	Author
Preliminary Ecological Appraisal	UES04587/01	UES
Bat Scoping and Survey Report	UES04587/05	UES
GCN Report	2880-2024	SureScreen Scientifics
Biodiversity Net Gain Assessment – Biodiversity Statement	UES04587/04	DEP
Environmental Standards Statement	3349-CWC-XX-XX-RP-M-0001	CWC
Flood Risk Assessment	159923/01 – November 2024	Fairhurst
Flood Risk Sequential Test	December 2024	AshtonHale
Drainage Strategy	21724-CCL-XX-XX-RP-C-00500 Rev. 00	Clancy Consulting
Landscape and Green Belt Statement	28 th November 2024	DEP
Transport Assessment and Travel Plan	SK22492 17/12/24	SK Transport
Air Quality Assessment	8730r1	Redmore Environmental
Noise Impact Assessment	24084-R01A-SF 29/10/24	Dbx Acoustics
Ground Conditions Phase 1 – Desk Study Report	10/2500/001 Rev. 00	Clancy Consulting