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2nd October 2024

CP202440
By Planning Portal

Dear Sir/Madam,

APPLICATION FOR FULL PLANNING APPLICATION

LANGDALE MEWS, LANGDALE AVENUE, LEVENSHULME M19 3NT

I am instructed by my client, HSPG ("the Applicant") to submit an application for full planning permission at Langdale Mews, Langdale Avenue, Levenshulme ("the Site") for the following development:

"Erection of a three storey side extension with accommodation in the roof to provide three flats (3x1-beds) with associated bin store, marked parking area and outdoor pergola for residents."

Accordingly, the following documents:

- Completed application forms, including completed Certificate A;
- Design and Access Statement prepared by P4B Architecture;
- Planning Statement prepared by City Planning;
- Overshadowing Assessment prepared by PEC;
- Biodiversity Net Gain Design Stage Report prepared by Wildnatured;
- Proposed Habitats Plan prepared by Wildnatured;
- Biodiversity Metric (Excel Spreadsheet) prepared by Wildnatured;
- Full set of application drawings:
 - Location and Site Plan - 01B
 - Site Constraints Plan Level 0 - 02d
 - Site Constraints Plan Level 1 - 03d
 - Site Constraints Plan Level 2 - 04d
 - Site Constraints Plan Level 3 - 05c
 - Proposed Site Plan - 06c

- Site Section - 11b
- Existing Bin Store and Routes - BN
- Proposed Bin Store and Routes - 12
- Proposed Floor Plans - 07b
- Proposed Elevations - 08b
- Proposed Floor Plans - - 09b
- Proposed Elevations - 10b

In addition, I can confirm that a payment of £1,734.00 has been paid via the planning portal.

I trust the attached documents provide you with all the necessary information to validate and register this planning application and I look forward to receiving confirmation of this at your earliest convenience. If you need any future details or clarification on any particular matter,

then please do not hesitate to contact me.

Yours faithfully,



Charles Rose
DIRECTOR

cc. HSPG