

24 May 2024
Our Ref: 2023.013



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Planning Department
Manchester City Council
PO Box 532
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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 Cross Keys Estates Ltd for the following proposed development:

Erection of part 8-, part 9-storey residential building (Use Class C3) comprising 99no. residential units with communal space, landscaping, infrastructure and other associated works.

The requisite planning application fee (£39,974) has been paid online via the planning portal (Ref. PP-13088324).

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

Title	Drawing No.
<i>Location / Site Plans</i>	
Location Plan	1111-TGA-XX-00-DR-A-95200 P01
Site Plan – Existing	1111-TGA-XX-00-DR-A-95201 P01
Site Plan – Proposed	1111-TGA-XX-00-DR-A-05202 P01
<i>General Arrangements</i>	
General Arrangement – Goulden Street Elevation	1111-TGA-XX-ZZ-DR-A-95500 P01
General Arrangement – Cross Keys Street Elevation	1111-TGA-XX-ZZ-DR-A-95501 P01
General Arrangement – Marshall Street Elevation	1111-TGA-XX-ZZ-DR-A-95502 P01
General Arrangement – Chadderton Street Elevation	1111-TGA-XX-ZZ-DR-A-95503 P01
General Arrangement – Context Elevations	1111-TGA-XX-ZZ-DR-A-95504 P01
General Arrangement – Section AA	1111-TGA-XX-ZZ-DR-A-95400 P01
General Arrangement – Section BB	1111-TGA-XX-ZZ-DR-A-95401 P01

General Arrangement – Section CC	1111-TGA-XX-ZZ-DR-A-95402 P01
General Arrangement – Level 00	1111-TGA-XX-00-DR-A-95300 P02
General Arrangement – Level Upper Ground	1111-TGA-XX-UG-DR-A-95310 P02
General Arrangement – Level 01	1111-TGA-XX-01-DR-A- 93501 P02
General Arrangement – Level 02-05	1111-TGA-XX-02-DR-A-95302 P02
General Arrangement – Level 06	1111-TGA-XX-06-DR-A-95306 P02
General Arrangement – Level 07	1111-TGA-XX-07-DR-A-95307 P02
General Arrangement – Level 08	1111-TGA-XX-08-DR-A-95308 P02
General Arrangement – Roof Plan	1111-TGA-XX-RF-DR-A-95309 P01
<i>Bay Studies</i>	
Bay Study – Typical Window	1111-TGA-XX-ZZ-DR-A-95211 P01
Bay Study – Ground Floor	1111-TGA-XX-ZZ-DR-A-95212 P01
Bay Study – Level 07 Terrace	1111-TGA-XX-ZZ-DR-A-95213 P01
Bay Study – Recessed Entrance	1111-TGA-XX-ZZ-DR-A-95214 P01
<i>Landscaping</i>	
General Arrangement (Courtyard)	373-LYR-XX-00-DWG-L-1000 R5
General Arrangement (Terrace)	373-LYR-XX-08-DWG-L-1001 R5
General Arrangement - Combined	373-LYR-XX-ZZ-DWG-L-1002 R4
Softworks (Courtyard)	373-LTR-XX-00-DWG-L-3000 R3
Softworks (Terrace)	373-LTR-XX-08-DWG-L-3001 R3
Levels and Drainage Strategy (Courtyard)	373-LYR-XX-00-DWG-L-4000 R3
Levels & Drainage Strategy (Terrace)	373-LYR-XX-08-DWG-L-4001 R3
Courtyard 00 & Roof Terrace 08	373-LYR-XX-ZZ-DWG-L-5000 R3

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;
- 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 Hydrock;
- 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, 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
Assistant Planner
Enabl