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Jennifer Connor
Planning, Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

17 July 2024

Dear Jennifer,

Subject: Planning Submission for the erection of a five-storey extra care scheme comprising 80 dwellings with ancillary facilities and circulation space, a four-storey residential block comprising 40 dwellings, and associated landscaping, private amenity space, access and parking.

I am pleased to submit a full planning application for the above on land off Russell Road, Whalley Range submitted on behalf of Great Places.

The application was submitted via WeTransfer to Manchester City Council and comprises:

- Affordable Housing Statement
- Air Quality Assessment
- Arboricultural Impact Assessment/ Method Statement / Tree Survey Plans
- Bat Survey (to follow)
- Biodiversity Net Gain Assessment
- Broadband Connectivity Assessment
- Construction Phase Plan
- Crime Impact Statement
- Design and Access Statement
- Drainage Strategy and Flood Risk Assessment
- Environmental Standards Statement (Energy and Sustainability)
- Heritage Statement
- Landscape Plan and Strategy
- Noise Impact Assessment
- Operation and Maintenance Strategy (to follow)
- Phase 1 Site Investigations
- Phase 2 Site Investigations
- Planning Statement
- Preliminary Ecological Assessment
- Remediation Strategy
- Statement of Community Involvement
- Sunpath Study / Daylight / Sunlight / Overshadowing Assessment
- Thermal Comfort Analysis
- Topographical Survey
- Transport Assessment and Travel Plan

- TV Reception Assessment
- Waste Proforma

The application is also supported by the following plans:

- Location Plan @ Scale 1:1250
- Site Plan (Rev. H) @ Scale 1:500
- Floor Plans: Ground Floor (Rev. D) @ Scale 1:100
- Floor Plans: First Floor (Rev. D) @ Scale 1:100
- Floor Plans: Second Floor (Rev. D) @ Scale 1:100
- Floor Plans: Third Floor (Rev. E) @ Scale 1:100
- Floor Plans: Fourth Floor (Rev. E) @ Scale 1:100
- Floor Plans: Roof Plan (Rev. D) @ Scale 1:100
- Floor Plans: Extra Care Apartment (Rev. C) @ Scale 1:50
- Floor Plans: Shared Ownership Apartment (Rev. C) @ Scale 1:50
- External Elevations (Rev. I) @ Scale 1:100
- Internal Courtyard Elevations (Rev. F) @ Scale 1:100
- Extra Care Elevation Detail Sheet 1 (Rev. C) @ Scale 1:50 and 1:20
- Shared Ownership Elevation Detail Sheet 1 (Rev. B) @ Scale 1:50 and 1:20
- Extra Care Elevation Detail Sheet 2 (Rev. A) @ Scale 1:50 and 1:20
- Shared Ownership Elevation Detail Sheet 2 (Rev. B) @ Scale 1:50 and 1:20
- Proposed Sections Sheet 1 (Rev. E) @ Scale 1:200
- External Stores Floor Plan and Elevation (Rev. A) @ Scale 1:50
- Substation Floor Plan and Elevation (Rev. A) @ Scale 1:50
- Boundary Treatment Plan @ Scale 1:100
- External Bin Holding Area @ Scale 1:20
- Computer Generated Images (illustrative purposes only)
- Landscape General Arrangement Plan (Rev. P04) @ Scale 1:200
- Landscape Soft Landscape Plan 1 of 2 (Rev. P03) @ Scale 1:200
- Landscape Soft Landscape Plan 2 of 2 (Rev. P03) @ Scale 1:200
- Swept Path Analysis Drawings (General Arrangement, Fire and Refuse)

Based on the provision of 120 new dwellinghouses the application fee of £43,880 will be paid shortly by the applicant. I trust that you have everything you need to validate the application. However, please do not hesitate to contact me if you require anything else.

We wish to thank the Council for their constructive contribution to the pre-application enquiry process so far and look forward to engaging with you further during the determination period with a view to making the 26th September committee.

Yours Sincerely,

Leon Armstrong
Director