AshtonHale

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

Submitted via Planning Portal: PP-13132125

24th June 2024

Dear Sir/ Madam,

Full Planning Application for Proposed Residential Development at Land off Pitsford Road, Monsall, Manchester

AshtonHale has been instructed by Bellway Homes Limited to submit a full planning application for residential development at Land off Pitsford Road, Monsall, Manchester. The description of development for the application, as set out on the application forms, is:

> *Full planning application for a residential development with associated landscaping, infrastructure and ancillary works.*

The initial set of application documentation was submitted via Planning Portal (Ref. PP-13132125) on 18th June 2024 and a schedule of all supporting documents 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 Fielden
Associate Director

AshtonHale Ltd

Submission Schedule - Pitsford Road, Manchester

Document	Reference	Author
Plans		
Location Plan	LP01	Astle Planning & Design Ltd
Planning Layout	PL01-A	Astle Planning & Design Ltd
EV Charging Point Plan	WM01-B	Astle Planning & Design Ltd
Hard Surfacing Layout	HS01-B	Astle Planning & Design Ltd
Material Layout	ML01-B	Astle Planning & Design Ltd
Waste Management Layout	WM01-B	Astle Planning & Design Ltd
Boundary Treatment Plan	BT01-C	Astle Planning & Design Ltd
Tanterer- Proposes Plans and Elevation	24056 (FE) 100	Calderpeel Architects
Salter- Proposed Plans and Elevation	24056 (FE) 110	Calderpeel Architects
Mason- Proposed Plans and Elevation	24056 (FE) 120	Calderpeel Architects
Scrivener- Proposed Plans and Elevation	24056 (FE) 130	Calderpeel Architects
Lymner- Proposed Plans and Elevation	24056 (FE) 140	Calderpeel Architects
Lymner-Taylor- Proposed Plans and Elevation	24056 (FE) 150	Calderpeel Architects
Cartwright- Proposed Plans and Elevation	24056 (FE) 160	Calderpeel Architects

Street Scene B	24056(PL) 400	Calderpeel Architects
Site Sections	ADP/BHM282/SS02	Urban Design Group
Landscape Layout	4577 101D	TPM Landscape
Planting Plan (1 of 3)	4577 201A	TPM Landscape
Planting Plan (2 of 3)	4577 202A	TPM Landscape
Planting Plan (3 of 3)	4577 203A	TPM Landscape
Swept Path Analysis	4240-SP02	Eddisons
Preliminary Longitudinal Sections and Manhole Schedules	6710 01-01- E	Lees Roxburgh
Preliminary Drainage and Levels Layout	6710 01-01-H	Lees Roxburgh
Topographical Survey Sheet 1 Topographical Survey Sheet 2 Topographical Survey Sheet 3	BHM200/PITSFORDROAD-TOPO	Bellway (Manchester)
Documents and Reports		
Aerial Tree Assessment	March 2024	Rachel Hacking Ecology
Air Quality Assessment	03 June 2024	Redmore Environmental
Application Forms	June 2024	AshtonHale
Arboricultural Impact Assessment	November 2023	Ascerta

Biodiversity Net Gain Assessment and the Statutory Biodiversity Metric Calculation Tool	June 2024	Rachel Hacking Ecology
Broadband Connectivity Assessment	June 2024	GTech Surveys Limited
Crime Impact Statement	June 2024	
Construction and Environmental Management Plan	June 2024	Bellway
Design and Access Statement	June 2024	Astle Planning & Design Ltd
Drainage and Levels Strategy	June 2024	Lees Roxborough
Ecology Appraisal	June 2024	Rachel Hacking Ecology
Edgemere Tile Technical Sheet	August 2021	Marley Ltd.
Flood Risk Assessment	June 2024	Townsend Water Engineering Ltd.
Geoenvironmental Site Assessment	May 2024	E3P
Historic Environment Desk-Based Assessment	March 2024	Heritage Archaeology
Invasive Species Report	November 2023	Nightingale Environmental Ltd.
Local Labour Agreement	June 2024	AshtonHale
Noise Impact Assessment	06 June 2024	Red Acoustics
Planning Statement (inc. Statement of Community Involvement)	June 2024	AshtonHale
Sustainability Statement	June 2024	JSP Sustainability Ltd.
Remediation and Enabling Works Strategy	May 2024	E3P

Transport Statement	June 2024	Eddisons
Television and Radio Reception Impact Assessment	June 2024	GTech Surveys Limited
Viability Assessment	June 2024	Northern Land Agency
Trinity Brick Technical Sheet	09 September 2020	Wienerberger