

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/220703/ESK/PG

Submitted via the
Planning Portal

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5 December 2023

Dear Sir or Madam,

**Proposed Development at 33-41 Cheetham Hill Road, Manchester M4 4FT –
Application for Full Planning Permission (Planning Portal Reference: PP-12539830)**

On behalf of our client, ZX Cheetham Hill Developments Limited (“the Applicant”), please find enclosed a full planning application for the following development on land at 33-41 Cheetham Hill Road, Manchester, M4 4FT:

‘Demolition of existing on-site buildings and structures and the erection of a part 17 / part 23-storey residential development comprising 237 apartments (Use Class C3) and ground floor commercial uses (Use Class E) together with landscaping, cycle parking and other associated works.’

The Application Site

The Application Site comprises a 0.12 ha (0.3 acres) parcel of previously-developed land bound by Cheetham Hill Road, Carnarvon Street and Gibson Place, on the northern edge of Manchester City Centre, approximately 0.5km north of Manchester Victoria. It is currently vacant, having most recently been in use as a car wash and dealership facility.

The Proposed Development

The proposal is for the construction of a part 17 / part 23-storey residential building (Use Class C3), which would contain a series of ancillary facilities including a residents’ concierge, shared amenity areas, refuse waste store, back-of-house plant area, external roof terrace and cycle store. A commercial unit (Use Class E) is also proposed at the ground floor level.

A total of 237 residential apartments (Use Class C3) would be created, including 82 no. 1-bed apartments (35%) and 155 no. 2-bed apartments (65%). The scheme would operate as a Build-to-Rent (BTR) development.

The proposal would accord with the relevant policies of the Development Plan for Manchester, including Core Strategy Policies EC3 (Regional Centre) and H3 (North Manchester), which both support higher density residential development in the area along Cheetham Hill Road where the Site is located.

Careful consideration has given to the guidance set out within the Great Ducie Street Strategic Regeneration Framework to ensure that the design proposals accord with the Framework’s key principles and contribute positively towards its objectives for the area, which has been identified by the Council as a ‘prime opportunity for regeneration’.

The development would lead to a significant visual improvement to the Site on a key transport route into the City, providing additional high quality residential accommodation that would increase the City Centre offer and

further enhance the City Centre economy, in accordance with the objectives of the City Centre Strategic Plan (2015 – 2018).

The submitted scheme takes full account of the feedback received from Officers during the pre-application process and we firmly believe it merits the support of the Local Planning Authority.

Supporting Plans and Documents

The following information is being submitted in support of the planning application:

- Planning Application Forms and Certificates;
- Proposed Plans and Elevations prepared by Hawkins\Brown;
- Design & Access Statement (including Waste Management Strategy) prepared by Hawkins\Brown;
- Landscape Proposals prepared by Smeeden Foreman;
- Planning Policy Compliance Statement (including Tall Building Statement and Blue & Green Infrastructure Statement) prepared by Euan Kellie Property Solutions;
- Environmental Impact Assessment coordinated by Euan Kellie Property Solutions with input from Lifeproven (Climate Change), Proximity (Sunlight, Daylight and Overshadowing), King Street Planning (Human Health) and Chris Burnett Associates (Townscape and Visual Impact);
- Affordable Housing Statement prepared by DS2;
- Air Quality Assessment prepared by IDOM;
- Archaeological Assessment prepared by Salford University;
- Broadband Connectivity Statement prepared by Futureserv;
- Construction Management Plan (including arrangements for handling construction waste) prepared by ZX Cheetham Hill Developments Limited;
- Crime Impact Statement prepared by Greater Manchester Police;
- Environmental Standards Statement (including Energy Strategy) prepared by Futureserv;
- External Lighting Strategy prepared by Futurserv;
- Fire Strategy Report and Fire Statement Form prepared by Maze Fire Consulting;
- Flood Risk Assessment and Outline Drainage Strategy prepared by Renaissance;
- Geo-Environmental Investigation & Assessment prepared by WML Consulting;
- Heritage Statement prepared by Heritage Architecture;
- Local Labour Agreement prepared by ZX Cheetham Hill Developments Limited;
- Noise Impact Assessment prepared by Jameson Acoustics;
- Operational Management Strategy prepared by Urban Bubble;
- Preliminary Roost Assessment & Ecological Walkover and Nocturnal Bat Survey Report prepared by e3p;
- Statement of Community Involvement prepared by Counter Context;
- Summertime Internal Environment Report (including Ventilation Statement) prepared by Futureserv;

- Television Reception Survey prepared by Astbury;
- Transport Statement (including Interim Travel Plan) prepared by SK Transport Planning;
- Viability Assessment prepared by DS2;
- Waste Management proforma completed by Hawkins\Brown; and
- Wind Assessment prepared by Arcareo.

Payment of the required Planning Application Fee (£49,589 + £64 service charge) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) has been made via the Planning Portal (ref: PP-12539830).

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated. Please do not hesitate to contact me by 'phone or by e-mail should any matters arising from the application require clarification.

Yours faithfully,

Phil Grant MRTPI PIEMA
Associate Director