



AshtonHale

Robert Griffin
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via email only
MCC Application Reference: 138662/FO/2023

22nd April 2024

Dear Robert

Full Planning Application for Mixed-Use Development at 98 Wilmslow Road, Rusholme - Submission of Revised Information

I am writing on behalf of Views Holdings Limited ("the Applicant"), in respect of the current proposals for mixed-use development at 98 Wilmslow Road, Rusholme, M14 5AL. The full planning application has the reference 138662/FO/2023 and was registered by Manchester City Council ("MCC") on 28th November 2023.

Following the feedback received at our meeting on 25th January 2024 and in subsequent correspondence, the plans have been amended to incorporate the following:

- Revised north-west elevations to remove overlooking constraints on neighbouring site. The stepped facade and window separation distances now mirror the layout of surrounding properties;
- New internal layouts for the apartments;
- The internal access from the parking to the apartments which is now through the bike store and plant room; and
- An external terrace area added to plots 1.10, 1.11, 1.12, 1.13 and 1.14 on the first floor.

An updated Waste Proforma is enclosed which corresponds to the updated plans. In addition, a Transport Statement Addendum (Rev P02) is submitted which incorporates the results of a Parking Survey undertaken in January 2024, corresponding with when the Residents Parking Zone (RPZ) was implemented.

I trust that this is satisfactory for the Council to now proceed with the determination 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,

A handwritten signature in black ink, appearing to read 'Neil Lucas', with a long horizontal stroke extending to the right.

Neil Lucas

Director

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AshtonHale Ltd