

E D E N

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22 March 2024

Clever Clowns
Greenbrow Road -
PP-12466028

Dear Sir / Madam

Full Planning Application: Former Clever Clowns Nursery, Greenbrow Road, Wythenshawe Manchester M23 2UH

On behalf of the Applicant, Stockport Developments Ltd, we are pleased to submit a full planning application for the redevelopment of the former Clever Clown Nursery, Greenbrow Road, Wythenshawe Manchester M23 2UH [the Site].

Full planning permission is sought for:

"The demolition of the existing building and erection of a three-storey apartment block comprising 20 apartments, supported by parking and all other associated works."

Full details of the scheme are provided in the supporting plans and reports which are included in the table set out in **Appendix 1** of this letter.

The application is submitted via the Planning Portal via reference PP-12466028 and the application fee of £12,544.00 (including VAT the portal service charge) has been paid via the Planning Portal.

If you have any queries or require any further information to assist with this application, please do not hesitate to contact me.

Yours sincerely,



Poppy Oakey MRTPI
ASSOCIATE DIRECTOR



APPLICATION SUBMISSION DOCUMENTS	
Application Form – via the Planning Portal, ref. PP-12466028	
Ownership Certificate B	

TITLE	REFERENCE	REVISION
Site Location Plan	EX01	A
Existing Topographical Survey	EX02	B
Existing Floor Plans and Elevations	EX03	X
Existing Street Scene and Elevation	EX04	X
Demolition Plan	EX05	X
Proposed Site Plan inc. Refuse Plan	PL01	O
Proposed Floor Plans	PL02	L
Proposed Elevations	PL03	I
Materials Plan	PL04	X
Front Elevation 3D Visual	PL05	E
Side Elevation Visual	PL06	E
3D Visual	PL07	E
3D Visual	PL08	E
Massing Model	PL09	G

TITLE	AUTHOR	REFERENCE
Planning Statement	Eden Planning	EDN2289
Design and Access Statement	D2 Architect	
Air Quality Assessment	Miller Goodhall	103100V
Broadband Assessment	-	-
Crime Impact Statement	Greater Manchester Police	103100V
Construction Management Plan	Aasgard	001
Drainage Strategy	Betts Hydro	-
Ecological Appraisal and Biodiversity Net Gain Assessment including Metric	Kingdom Ecology	-
Environmental Standards	Elements Sustainability	2023.305



Geoenvironmental Report, including Soakaway Suitability Letter	IGE	4031-01
Transport Statement	SK Transport	240208/SK22381/TS01(-01)
Landscape Proposal	Land Studio	382-LST-XX-XX-DR-L-0101
Noise Impact Assessment	Enviro Standards	
Waste Management Strategy	D2 Architects	-

