



AshtonHale

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

Submitted via Planning Portal: PP-12617410

24 November 2023

Dear Robert

Full Planning Application for Mixed-Use Development at 98 Wilmslow Road, Rusholme

AshtonHale has been instructed by Views Holdings Limited, to submit a full planning application for mixed-use development at 98 Wilmslow Road, Rusholme, M14 5AL. This application is submitted following the refusal of planning application 133748/FO/2022 on 1st December 2022, and as agreed represents a "Free Go" in line with Regulation 9 of the 2012 Fees Regulations. The description of development for the application is:

"Development of a residential accommodation block, comprising 42 no. residential units (Use Class C3) with ground floor commercial restaurant / café and retail units (Use Class E and sui generis), car parking, cycle parking and associated infrastructure."

The application documentation has been submitted via Planning Portal (Ref. PP-12617410) and a schedule of supporting documents is attached to this covering letter.

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,

Neil Lucas
Director

AshtonHale Ltd



Application Submission Schedule – 98 Wilmslow Road

Document	Reference	Author
<i>Plans</i>		
Location Plan	A454-P-001A	Ollier Smurthwaite
Block Plan	A454-P-002D	Ollier Smurthwaite
Topographical Survey	A454-P-003	Ollier Smurthwaite
Demolition	A454-P-007	Ollier Smurthwaite
Existing Ground Floor Plan	A454-P-010	Ollier Smurthwaite
Existing Roof Plan	A454-P-011	Ollier Smurthwaite
Existing Site Elevation A	A454-P-030	Ollier Smurthwaite
Existing Site Elevation B	A454-P-031	Ollier Smurthwaite
Existing Elevation A	A454-P-032	Ollier Smurthwaite
Existing Elevation B	A454-P-033	Ollier Smurthwaite
Existing Site Section AA	A454-P-040	Ollier Smurthwaite
Existing Site Section BB	A454-P-041	Ollier Smurthwaite
Proposed Ground Floor Plan	A454-P-100J	Ollier Smurthwaite
Proposed First Floor Plan	A454-P-101E	Ollier Smurthwaite
Proposed Second Floor Plan	A454-P-102C	Ollier Smurthwaite
Proposed Third Floor Plan	A454-P-103C	Ollier Smurthwaite
Proposed Roof Plan	A454-P-105D	Ollier Smurthwaite
Servicing Plan	A454-P-110B	Ollier Smurthwaite
Maintenance Plan	A454-P-111B	Ollier Smurthwaite
Proposed Site Elevation A	A454-P-300B	Ollier Smurthwaite
Proposed Site Elevation B	A454-P-301B	Ollier Smurthwaite
Proposed Elevation A	A454-P-310B	Ollier Smurthwaite
Proposed Elevation B	A454-P-311B	Ollier Smurthwaite
Proposed Elevation C	A454-P-312C	Ollier Smurthwaite
Proposed Elevation D	A454-P-313B	Ollier Smurthwaite

Document	Reference	Author
Proposed Elevation E&F	A454-P-314B	Ollier Smurthwaite
Proposed Site Section AA	A454-P-400B	Ollier Smurthwaite
Proposed Site Section BB	A454-P-401B	Ollier Smurthwaite
Proposed Section AA	A454-P-410B	Ollier Smurthwaite
Proposed Section BB	A454-P-411B	Ollier Smurthwaite
Proposed Section CC	A454-P-412B	Ollier Smurthwaite
Detail A	A454-P-2000A	Ollier Smurthwaite
Detail B	A454-P-2001A	Ollier Smurthwaite
Detail C	A454-P-2002A	Ollier Smurthwaite
<i>Documents and Reports</i>		
Application Forms	November 2023	AshtonHale
Air Quality Assessment	4905r3	Redmore Environmental
Broadband Connectivity Assessment	Issue 0.1	GTech Surveys Ltd
Crime Impact Statement	2016/0813/CIS/03	Design for Security
Construction Environmental Management Plan Framework	Appendix IV of Planning Statement	AshtonHale
Design and Access Statement	November 2023	Ollier Smurthwaite
Daylight and Sunlight Assessment	24 March 2022	Gray Scanlan Hill
Daylight and Sunlight Assessment (Addendum)	27 October 2023	Proximity
Ecology Appraisal	BEK-21992-2 November 2023	BEK
Environmental Standards Statement	2021.29	Element Sustainability
Flood Risk Assessment and Drainage Strategy	079842-CUR-XX-XX-RP-C-92000-P01-FRADS Rev V01	Curtins
Ground Conditions Report	BEK-21992-1 January 2022	BEK
Local Labour Agreement	November 2023	AshtonHale
Noise Impact Assessment	11255.1 Rev C	Apex Acoustics
Odour Impact Assessment	4905-1r4	Redmore Environmental
Planning Statement (inc of Statement of Community Involvement)	November 2023	AshtonHale
Transport Statement	77540-CUR-XX-XX-T-TP-00001 Rev P05	Curtins
Travel Plan	77540-CUR-XX-XX-T-TP-00001 Rev P03	Curtins
TV and Radio Reception Study	Issue 1.0	GTech Surveys Ltd
Townscape and Visual Impact Assessment	November 2023	Exterior Architecture
Viability Assessment	March 2021	Roger Hannah
Waste Proforma	November 2023	Ollier Smurthwaite/AshtonHale