ANNEX 1: SCHEDULE OF DOCUMENTS SUBMITTED WITH THE FULL PLANNING APPLICATION

APPLICANT: CHANCERYGATE MANCHESTER LTD

SITE: FORMER WALKERS SITE, 73 CRABTREE LANE, CLAYTON, MANCHESTER, M11 4GU

DESCRIPTION OF DEVELOPMENT: DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES AND THE ERECTION OF 9 NO. UNITS (IN 3 NO. BUILDINGS) WITH ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS (USE CLASSES E (G) (III), B2 AND B8).

PLANNING REFERENCE: 138914/FO/2023

---

1. Covering Letter.

2. ~~Annex 1 – Comprising a List of all Documents.~~

3. Planning Application Forms & Certificates.

4. Planning Statement Dated 20 December 2023.

5. a. Design and Access Statement Dated December 2023. Part 1 of 3.

   b. Design and Access Statement Dated December 2023. Part 2 of 3.

   c. Design and Access Statement Dated December 2023. Part 3 of 3

6. Flood Risk Assessment and Drainage Strategy including Proposed Drainage Strategy Layout (Drawing no. 23-026-I&L_D00_P1) contained in Appendix D. Dated 15 December 2023.

7. Transport Statement. Dated 06 December 2023.

8. Framework Travel Plan. Dated 06 December 2023.

9. Proposed Site Access Junction Drawing no. J32-7475-PS-002_Rev A.

10. Electric Vehicle Charging Specification - Sevadis MaxiCharger Pillar.

11. Phase 1 Site Assessment Part 1 of 4. Dated 12 July 2023.

12. Phase 1 Site Assessment Part 2 of 4. Dated 12 July 2023.

13. Phase 1 Site Assessment Part 3 of 4. Dated 12 July 2023.

14. Phase 1 Site Assessment Part 4 of 4. Dated 12 July 2023.

HOURIGAN PLANNING

15. Waste Strategy dated 19 December 2023: including Completed Proforma, Waste Strategy Plan (Drawing no. 23168-UMC-XXXX-SI-DR-A-0704-P02), and Refuse Vehicle Swept Path Analysis (Drawing no. J32-7475-PS-005).
16. Framework Construction Management Plan. Dated 07 December 2023.
17. Crime Impact Assessment. Version B Dated 06 December 2023.
18. Noise Impact Assessment. Dated 18 December 2023.
19. Air Quality Assessment. Dated 18 December 2023.
20. Energy and Sustainability Assessment. Dated 18 December 2023.
21. External Lighting Assessment. Dated 18 December 2023.
22. Landscape General Arrangement Plan UG_2066_LAN_GA_DRW_01 Rev P05.
23. Arboricultural Impact Assessment Dated 20 December 2023.
    i. Tree Data Schedule.
    ii. Tree Constraints Plan UG_2066_ARB_TCP_01 Rev 01.
    iii. Tree Removal Plan UG_2066_ARB_TRP_01 Rev 01.
    iv. Tree Works Schedule UG_2066_ARB_TWS_01 Rev 00.
24. Preliminary Ecological Assessment (Including Bat Roost Assessment). Dated 20 December 2023.
25. Biodiversity Net Gain Metric (Excel spreadsheet submitted directly to Council and not via PP). Version 02.
26. Biodiversity Net Gain Assessment. Dated 20 December 2023.
27. Biodiversity Enhancement Management Plan. Dated 20 December 2023.
28. Topographical Survey Drawing no. 47333_T.
29. Site Location Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0502-P04.
30. Existing Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0503-P04.

31. Demolition Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0504-P03.

32. Proposed Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0601-P05.

33. Site Constraints Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0501-P04

34. Site Sections Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0610-P02.

35. Unit 1-4 Roof Plan Drawing No. 23168-UMC-01-R1-DR-A-1002-P02.

36. Unit 1-4 Building & Office Plan Drawing No. 23168-UMC-01-XX-DR-A-1001-P03.

37. Unit 1-4 Building Elevations Drawing No. 23168-UMC-01-XX-DR-A-1301-P01.

38. Unit 5 Roof Plan Drawing No. 23168-UMC-05-R1-DR-A-1012-P02.

39. Unit 5 Building and Office Plan Drawing No. 23168-UMC-05-XX-DR-A-1011-P03.

40. Unit 5 Building Elevations Drawing No. 23168-UMC-05-XX-DR-A-1302-P01.

41. Unit 6-9 Roof Plan Drawing No. 23168-UMC-06-R1-DR-A-1022-P02.

42. Unit 6-9 Building and Office Plan Drawing No. 23168-UMC-06-XX-DR-A-1021-P03.

43. Unit 6-9 Building Elevations Drawing No. 23168-UMC-06-XX-DR-A-1303-P01.

44. Proposed Boundary Treatments Drawing No. 23168-UMC-XXXX-SI-DR-A-0701-P03.

45. Cycle Storage Drawing No. 23168-UMC-XXXX-SI-DR-A-0702-P03.

46. Substation Details Drawing No. 23168-UMC-XXXX-SI-DR-A-0703-P03.

47. Proposed Waste Strategy Drawing no. 23168-UMC-XXXX-SI-DR-A-0704-P02.

48. Existing Roof Plan and Elevations.

FIRST SUBMISSION ADDITIONAL DOCUMENTS: 05 FEBRUARY 2024

49. Tier II (Phase II) Intrusive Geoenvironmental and Geotechnical Site Assessment. Reference 546629.0001.0000. Dated July 2023.

50. Revised Annex 1 Comprising a List of all Documents (this document).