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FAO Jennifer Connor
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0130
Your Ref: PP-12279669

(Submitted via the Planning Portal Ref: PP-12279669)

Date: 7th December 2023

Dear Jennifer,

Application for Full Planning Permission at Land at Mount Road, Gorton

Asteer Planning has been instructed by Kellen Homes and the Greater Manchester Youth Federation ('GMYF') ('the Applicants') to submit an application for full planning permission at Land at Mount Road, Gorton ('the site').

Proposed Development

This application seeks approval for the following development:

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road"

The proposals described in this SPS will see the vacant and disused site, redeveloped to deliver 2no FA Standard grass football pitches, netball and basketball court, a cricket strip, and a youth, community and sports building to be operated by GMYF; independent living apartments to be operated by Centrepoint and high quality new family homes, including affordable homes.

This application is accompanied by a comprehensive suite of supporting plans and documents, a schedule of which is enclosed at **Appendix 1.**

The planning application fee of £87,342.00 (inclusive of the Planning Portal's service charge) has been paid via the planning portal (ref: PP-12279669)

We trust that this submission will enable a timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

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Registered office, 45-53 Chorley New Road, Bolton, BL1 4QR

Yours sincerely,

Alice Routledge
Partner

For and on behalf of Asteer Planning LLP
Enc. Submission Documents

Appendix 1 – Submission Schedule

Title	Reference	Author
Drawings		
Location Plan	KH008-A-000	Kellen Homes
Colour Site Layout	KH008-A-100 Rev P7	Kellen Homes
Storey Heights Plan	KH008-A-102 Rev B	Kellen Homes
Affordable Tenure Plan	KH008-A-105	Kellen Homes
House Type Plan	KH008-A-106 Rev A	Kellen Homes
Materials Plan	KH008-A-200 Rev E	Kellen Homes
Boundary Treatment Plan	KH008-A-300 Rev F	Kellen Homes
Street Scenes	KH008-A-600 Rev A	Kellen Homes
High Level Drainage Strategy	KH008-A-605 Rev H	Kellen Homes
Waste Management Plan	KH008-A-700 Rev B	Kellen Homes
Typical Cycle Store	KD-A-520	Kellen Homes
Typical Bin Store	KD-A-521	Kellen Homes
Acacia Plans	Acacia_01_Plans	Kellen Homes
Acacia Elevations	Acacia_02_Elevations	Kellen Homes
ADU835 Plans	ADU835_01_Plans	Kellen Homes
ADU835 Elevations	ADU835_02_Elevations	Kellen Homes
ADU1009 Plans	ADU1009_01_Plans	Kellen Homes
ADU1009 Elevations	ADU1009_02_Elevations	Kellen Homes
Cedar Plans	Cedar_01_Plans	Kellen Homes
Cedar Elevations	Cedar_02_Elevations	Kellen Homes
Emerson Plans	Emerson_01_Plans	Kellen Homes
Emerson Elevations	Emerson_02_Elevations	Kellen Homes
Hickory Plans	Hickory_01_Plans	Kellen Homes
Hickory Elevations	Hickory_02_Elevations	Kellen Homes
Olive Plans	Olive_01_Plans	Kellen Homes
Olive Elevations	Olive_02_Elevations	Kellen Homes
Community Hub Render 1	Render 1	Kellen Homes
Community Hub Render 2	Render 2	Kellen Homes
Community Hub Render 3	Render 3	Kellen Homes
Community Hub Render 4	Render 4	Kellen Homes
Community Hub Render 5	Render 5	Kellen Homes
Community Hub Render 6	Render 6	Kellen Homes
Community Hub Render 7	Render 7	Kellen Homes
Community Hub Render 8	Render 8	Kellen Homes
Community Hub Render 9	Render 9	Kellen Homes
Proposed Ground Floor Plan	GMR-KMA-XX-XX-DR-A-7001-A3-P1	KMA
Proposed First Floor Plan	GMR-KMA-XX-XX-DR-A-7002-A3-P1	KMA
Proposed Roof Plan	GMR-KMA-XX-XX-DR-A-7003-A3-P1	KMA
Proposed Elevations (West and South)	GMR-KMA-XX-XX-DR-A-7100-A3-P1	KMA
Proposed Elevations (East and North)	GMR-KMA-XX-XX-DR-A-7101-A3-P1	KMA
Proposed Refuse/Recycling Store	GMR-KMA-XX-XX-DR-A-7400-A3-P1	KMA
Proposed Bicycle Store	GMR-KMA-XX-XX-DR-A-7401-A3-P1	KMA

Proposed Equipment Store	GMR-KMA-XX-XX-DR-A-7402-A3-P1	KMA
Planting Plan 1 of 6	P21374-00-001-GIL-0400-P03	Gillespies
Planting Plan 2 of 6	P21374-00-001-GIL-0401-P03	Gillespies
Planting Plan 3 of 6	P21374-00-001-GIL-0402-P03	Gillespies
Planting Plan 4 of 6	P21374-00-001-GIL-0403-P03	Gillespies
Planting Plan 5 of 6	P21374-00-001-GIL-0404-P03	Gillespies
Planting Plan 6 of 6	P21374-00-001-GIL-0405-P03	Gillespies
Sitewide Planting Plan	P21374-00-001-GIL-0406-P02	Gillespies
External Lighting Assessment	SL1120.APT.HLG.XX.DR.Y.911001 Rev 2	Aptus Utilities
Construction Details for Indoor Unit Substation	900350-028 Rev 1	Electricity North West
Documents		
Application form, relevant land ownership certificates and relevant application fee	December 2023	Asteer Planning
Completed Waste Proforma	November 2023	Kellen Homes
Covering Letter	December 2023	Asteer Planning
Supporting Planning Statement	December 2023	Asteer Planning
Design and Access Statement	October 2023	Gillespies
Affordable Housing Statement	November 2023	Kellen Homes
Arboricultural Impact Assessment	P.1778.22 Rev B	Ascerta
Air Quality Assessment	6170r2	Redmore Environmental
Historic Environment Desk Based Assessment	3601.R01C	Fenix Heritage
Crime Impact Statement	2023/0200/CIS/01	GMP
Ecological Assessment (including Biodiversity Net Gain Calculation and Assessment)	15860_R01c_LJ	Tyler Grange
Environmental Standards Statement	November 2023	Kellen Homes
Energy and Sustainability Statement	September 2023	AES Sustainability Consultants Ltd
Flood Risk and Drainage Strategy	FD056 Rev 7	Townsend Water Engineering Ltd
Construction and Environmental Management Plan and Construction Traffic Management Plan	November 2023	Kellen Homes
Centrepoint Operational Statement	November 2023	Centrepoint
Phase I Geo-Environmental Assessment	LC/C5150/11494 Rev B	Brownfield Solutions
Phase II Geo-Environmental Assessment	MS/C5150/11591 Rev E	Brownfield Solutions
Remedial Strategy	NA/C5150/11739 Rev C	Brownfield Solutions

GMYF Operational and Management Strategy	November 2023	GMYF
Sports Mitigation Position Statement	December 2023	Sports Planning Consultants
Noise Impact Assessment	50-710-R1-6	E3P
Statement of Community Involvement	June 2023	Counter Context
Viability Assessment	December 2023	Northern Land Agency
Transport Assessment	CBO-0767-005	CBO Transport
Travel Plan Framework	CBO-0767-006	CBO Transport