

Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 126-001
Via Planning Portal (reference PP-12479700)

Date: 22 December 2023

Dear Sir / Madam,

550 Ashton New Road, Manchester

Full Planning Application Covering Letter

On behalf of the applicant, Manchester City Football Club Limited, this letter accompanies a full planning application for the repurpose and extension of former bank to create new training facility with associated earthworks, landscaping, boundary treatment, parking and access on land at 550 Ashton New Road, Manchester.

This application comprises the following documents:

- Application forms
- This Cover Letter
- Planning Statement
- Application Drawing Pack
- Design and Access Statement
- Transport Statement
- Crime Impact Statement
- Air Quality Assessment
- Noise Impact Assessment
- Phases I & II Geoenvironmental Report
- Remediation Strategy & Earthworks Management Plan
- Waste Storage & Collection Proforma
- Ecology Survey & Biodiversity Net Gain Summary
- Energy Statement Report
- Flood Risk Assessment and Outline Drainage Strategy

- External Lighting Strategy
- Landscaping Masterplan
- Landscape General Arrangement
- Tree Survey
- Tree Constraints Plan
- Arboricultural Statement
- Demolition, Soil & Waste Management Plan
- Utilities Survey

The requisite planning application fee of £15,600 based on the total gross external area of the proposed development has also been paid via the Planning Portal.

We trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving confirmation at your earliest convenience. Please contact me should you require any further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Samantha Lee'.

Samantha Lee

cc: City Football Group (MIDCO) Limited

enc: as above