

Ref: CAP/JF6095/01/Connor (9June2023) CovLetter

Ms Jennifer Connor
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA



9 June 2023

Dear Jennifer

**TATTON HOUSE INVESTMENT 2 LTD
FULL PLANNING APPLICATION FOR RECONFIGURATION AND EXTENSION OF EXISTING BUILDINGS
TO FORM 35 APARTMENTS IN TOTAL (7 NO. NEW APARTMENTS) TOGETHER WITH ELEVATIONAL
ALTERATIONS AND AMENDED CAR PARKING, AMENITY SPACE AND LANDSCAPING WITHIN
EXTERNAL AREAS AT 79-85 HATHERSAGE ROAD, MANCHESTER, M13 0EW**

On behalf of our client, Tatton House Investment 2 Ltd, Peacock + Smith are pleased to submit a full planning application for the above proposal. Pre-application discussions have taken place with the Planning Department at Manchester City Council and we believe the case officer is likely to be Steve McCoombe.

The application site currently consists of two pairs of semi-detached buildings which have been subdivided into 28 apartments which do not meet NDSS standards, together with two rear car parking areas broken up by grassed areas to the rear and side. The proposal seeks to reconfigure, alter and extend the existing buildings at the site to form 35 apartments in total that would be Nationally Described Space Standards compliant.

The proposal would modernise the buildings and join them together via a new glazed link. Externally the proposal would include a reconfigured car parking area and several areas of amenity space, together with new landscaping around three sides of the site. Vehicular access into the site would continue to be taken from the existing vehicular carriageways on Hathersage Road and Upper Brook Street as at present. The proposed development seeks to deliver a high quality residential environment that will deliver a long-term solution for the site. The proposal fully complies with the provisions of the Development Plan and National Planning Policy Framework.

The following drawings and documents are submitted in support of the application:

- 21-064-100A Existing Site Location Plan;
- 21-064-101C Existing Site Plan;
- 21-064-102G Proposed Site Plan;
- 21-064-150B Existing Elevations 1,2&4;
- 21-064-151B Existing Elevations 3,5&6;
- 21-064-152C Proposed Elevations 1&2;
- 21-064-153B Proposed Elevations 3&4;
- 21-064-200B Existing Basement & Ground Floor Plans;
- 21-064-201B Existing First & Second Floor Plans;
- 21-064-210J Proposed Basement & Ground Floor Plans;
- 21-064-211E Proposed First & Second Floor Plans;
- 21-064-220D Proposed 3Ds;

- 21-064-250A Proposed Streetscenes;
- 7061.01 Rev A Landscape Proposal;
- Planning Statement, prepared by Peacock and Smith;
- Design and Access Statement (including Environmental Standards Statement), prepared by Condy Lofthouse Architects;
- Transport Statement and Travel Plan, prepared by Singleton Clamp (SCP);
- Noise Impact Assessment, prepared by e3p;
- Waste Management Proforma; and
- Air Quality Assessment, prepared by Redmore Environmental.

The requisite planning application fee will be paid electronically following submission on the Planning Portal.

I trust the above provides sufficient information for the application to be validated. However, should you require any further information, please do not hesitate to contact Steve Buckley on the above phone number.

Yours sincerely



STEVE BUCKLEY