

Our Ref: 04C201392/JS/LS

Your Ref: PP-11664736

03 February 2023

Jennifer Connor
Planning
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-11664736

Dear Jennifer,

SUBMISSION OF A FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AT 136 WITHINGTON ROAD, MANCHESTER, M16 8FD.

Avison Young has been instructed by Views Holdings Limited, to submit a full planning application which proposes the following development at 136 Withington Road, Manchester, M16 8FD.

The description of development for this full planning application is for:

"Partial demolition of existing buildings and redevelopment to provide 35 no. residential homes, consisting of apartments and townhouses, landscaping, access and associated works. "

The application documentation has been submitted via Planning Portal (Ref. PP-11664736) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during pre-application discussions with the Council.

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,

**Larna Smith
Planner**

For and on behalf of Avison Young (UK) Limited

Submission Schedule

Document	Reference / Date (MM/DD/YYYY)	Consultant/ Responsibility
Forms		
Application Form	February 2023	Avison Young
Application Fee	£16,202.20	Views Holdings Limited
Covering Letter	February 2023	Avison Young
Plans		
Location Plan	A686_P_001	Ollier Smurthwaite Architects
Proposed Black Plan	A686_P_002	Ollier Smurthwaite Architects
Proposed Site Plan	A686_P_003C	Ollier Smurthwaite Architects
Existing Context Elevations	A686_P_030	Ollier Smurthwaite Architects
Proposed Ground Floor Plan	A686_P_100	Ollier Smurthwaite Architects
Proposed Upper Ground Floor Plan	A686_P_101	Ollier Smurthwaite Architects
Proposed First Floor Plan	A686_P_102	Ollier Smurthwaite Architects
Proposed Second Floor Plan	A686_P_103	Ollier Smurthwaite Architects
Proposed Floor Plan	A686_P_104	Ollier Smurthwaite Architects
Proposed Front Elevations	A686_P_300	Ollier Smurthwaite Architects
Proposed Rear Elevation	A686_P_301	Ollier Smurthwaite Architects
Proposed Side Elevation (North)	A686_P_302	Ollier Smurthwaite Architects
Proposed Side Elevation (South)	A686_P_303	Ollier Smurthwaite Architects
Proposed Context Elevations	A686_P_310	Ollier Smurthwaite Architects
Proposed Section AA	A686_P_400	Ollier Smurthwaite Architects
Proposed Section BB	A686_P_401	Ollier Smurthwaite Architects
Proposed Section CC	A686_P_402	Ollier Smurthwaite Architects
Servicing Plan	A686_P_500	Ollier Smurthwaite Architects

Access Plan	A686_P_501	Ollier Smurthwaite Architects
Maintenance Plan	A686_P_502	Ollier Smurthwaite Architects
View 1	A686_P_600-View01	Ollier Smurthwaite Architects
View 2	A686_P_600-View02	Ollier Smurthwaite Architects
View 3	A686_P_600-View03	Ollier Smurthwaite Architects
View 4	A686_P_600-View04	Ollier Smurthwaite Architects
Section Detail AA	A686_P_1000	Ollier Smurthwaite Architects
Section Detail BB	A686_P_1001	Ollier Smurthwaite Architects
Waste Management Strategy	A686_Waste Proforma	Ollier Smurthwaite Architects
Softworks GA	321-ZZ-DW G-L-1000	Ollier Smurthwaite Architects
Area Schedule	A686_P_901	Ollier Smurthwaite Architects
Existing Site Access Pedestrian Visibility Splays	76585 CUR XX 00 D TP 04001 P01	Curtins
Swept Path Analysis Large Car	76585 CUR XX 00 D TP 05001 P01	Curtins
Swept Path Analysis 4.6t Van	76585 CUR XX 00 D TP 05002 P01	Curtins
Existing Access Visibility Splays	76585 CUR XX 00 D TP 75001 P01	Curtins
Existing Site Access Pedestrian Visibility Splays	76585 CUR XX 00 D TP 04001 P02	Curtins
Reports		
Air Quality Assessment	28/07/2022	Redmore Environmental
Aboricultural Impact Assessment	02.02.03-V2-SB	Amenity Tree Care
Acoustic Report	09/08/2023	Lighthouse Acoustic
Broadband Connectivity Assessment	23/09/2023	GTech Surveys Ltd

Construction Management Plan and Construction Waste Management Plan (CEMP)	Included in the Supporting Planning Statement	Avison Young
Crime Impact Statement	14/12/2022	GMP Design for Security
Daylight and Sunlight Study	18/12/2022	Smith Marston
Design and Access Statement	02/02/2023	Ollier Smurthwaite Architects
Ecology Assessment	26/07/2022	BEK
Environmental Standards and Energy Statement	November 2022	Element Sustainability
Façade Retention Proposal including cover letter	10/08/2022	Bell Munro
Flood Risk Assessment and Drainage Strategy	12/09/2022	Curtins
Local Labour Agreement	February 2023	Avison Young
Heritage Impact Assessment	January 2023	Turley
Phase 1 Preliminary Risk Assessment	28/07/2022	BEK
Structural Inspection and Report	22/05/2020	Holloway Jennings
Structural Survey Report	15/03/2021	Renaissance
Supporting Planning Statement	February 2023	Avison Young
Transport Statement	23/01/2023	Curtins
Travel Plan	23/01/2023	Curtins
Viability Assessment	12/12/2022	Roger Hannah