

Our Ref: 04C101095
Your Ref: PP-11605122

21 December 2022

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via the Planning Portal PP-11605122

Dear Sir/Madam

Full Planning Application- Former Victoria Park Probation Centre, Laindon Road, Manchester, M14 5PT

On behalf of our client, Britannia Victoria Limited, please find enclosed a planning application for the following development:

"Full planning permission for the demolition of existing buildings and the erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works"

At: Former Victoria Park Probation Centre, Laindon Road, Manchester, M14 5PT.

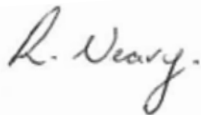
This planning application is supported by a comprehensive suite of plans and documents which have been prior agreed with Officers and are listed on the enclosed application schedule.

The planning application fee of £25,927.20 (inclusive of Planning Portal's administrative charge) has been paid by BACS directly to the planning portal.

I trust that the above details are sufficient to validate the application and to allow you to progress it towards determination at your earliest convenience.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Lauren Neary
Senior Planner
07786337014

Lauren.neary@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Application Submission Schedule

Plan	Reference	Author
Location Plan	A662_P_001A	Ollier Smurthwaite Architects
Block Plan	A662_P_002F	Ollier Smurthwaite Architects
Topographical Survey	A662_P_003	Ollier Smurthwaite Architects
Existing Plan	A662_P_015	Ollier Smurthwaite Architects
Existing Elevations	A662_P_016	Ollier Smurthwaite Architects
Site Plan	A662_P_100N	Ollier Smurthwaite Architects
Servicing Plan	A662_P_101B	Ollier Smurthwaite Architects
Access Plan	A662_P_101B	Ollier Smurthwaite Architects
Maintenance Block 1	A662_P_103	Ollier Smurthwaite Architects
Street Elevations	A662_P_110A	Ollier Smurthwaite Architects
Street Elevations	A662_P_111A	Ollier Smurthwaite Architects
House Type 6A Plan	A662_P_156B	Ollier Smurthwaite Architects
House Type 6A Elevation	A662_P_168A	Ollier Smurthwaite Architects
House Type 6A Section	A662_P_175	Ollier Smurthwaite Architects
Block 1 Plans	A662_P_200E	Ollier Smurthwaite Architects
Block 1 Plans	A662_P_201E	Ollier Smurthwaite Architects
Block 1 Roof Plan	A662_P_202A	Ollier Smurthwaite Architects
Block 1 Elevations	A662_P_210C	Ollier Smurthwaite Architects
Block 1 Sections	A662_P_220B	Ollier Smurthwaite Architects
Block 2 5 and 7 Plans	A662_P_300A	Ollier Smurthwaite Architects
Block 2 5 and 7 Elevations	A662_P_310A	Ollier Smurthwaite Architects
Block 3 Plans	A662_P_400A	Ollier Smurthwaite Architects
Block 3 Elevations	A662_P_410	Ollier Smurthwaite Architects
Block 4 Plans	A662_P_500A	Ollier Smurthwaite Architects
Block 4 Elevations	A662_P_510	Ollier Smurthwaite Architects
Block 6 Plans	A662_P_600	Ollier Smurthwaite Architects
Block 6 Elevations	A662_P_610	Ollier Smurthwaite Architects
Block 8 Plans	A662_P_800A	Ollier Smurthwaite Architects
Block 8 Elevations	A662_P_810	Ollier Smurthwaite Architects
Block 1 Envelope Detail Section AA	A662_P_900	Ollier Smurthwaite Architects
House Type 4A Envelope Section Detail	A662_P_901	Ollier Smurthwaite Architects

Document	Date	Author
Supporting Planning Statement	December 2022	Avison Young
Design and Access Statement	December 2022	Ollier Smurthwaite Architects
Schedule of Accommodation Summary	December 2022	Ollier Smurthwaite Architects
Arboricultural Impact Assessment and Tree Protection Plans	December 2022	Trevor Bridge Associates
Transport Statement	December 2022	Curtins
Interim Travel Plan	December 2022	Curtins
Flood Risk Assessment and Outline Drainage Strategy	December 2022	The LK Group
Air Quality Assessment	October 2022	BWB
Lighting Assessment	October 2022	BWB
Environmental Standards Statement and Appendix	October 2022	Crookes Walker Consulting
Demolition Method Statement/ Risk Assessment	August 2022	Reddish Demolition
Fire Statement	October 2022	OFR Consultants
Outline Fire Safety Strategy	December 2022	OFR Consultants
Phase I Site Investigation	August 2022	The LK Group
Phase II Site Investigation	September 2022	The LK Group
Noise Assessment	September 2022	Hann Tucker
Broadband Connectivity Assessment	December 2022	GTech Surveys
Television and Radio Impact Assessment	December 2022	GTech Surveys
Crime Impact Statement	October 2022	Design for Security
Archaeological Assessment	September 2022	University of Salford
Utilities Statement	September 2022	Crookes Walker Consulting
Daylight and Sunlight Assessment	October 2022	GIA
Preliminary Ecological Assessment and Preliminary Roost Assessment	September 2022	ArbTech Consulting
Local Labor Agreement	October 2022	Avison Young
Construction Management Plan	October 2022	Britannia Property Group
Viability Assessment	December 2022	Roger Hannah
Waste Proforma	December 2022	Ollier Smurthwaite Architects