

Manchester City Council Planning  
Manchester City Council  
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[www.euankellie.co.uk](http://www.euankellie.co.uk)

21 December 2022

Dear Sir or Madam,

**Land bound by Ardwick Green North to the south, Cotter Street to the east and  
Nivin Street to the north - Application for Full Planning Permission  
Planning Portal Reference: PP- 11713765**

On behalf of our client, Church Inn (Ardwick) Limited and One Manchester, please find enclosed an application for full planning permission for the following works:

*"Full Planning Application for the development of 16 townhouses (Class C3) with new vehicular access from Cotter Street and associated works"*

A schedule of supporting documents has been agreed with officers as part of the pre-application consultation process. In line with these discussions the following information has been submitted by way of the Planning Portal in support of the planning application:

- Architectural drawings prepared by Coda Architecture
- Design and Access Statement prepared by Coda Architecture
- Waste Management Proforma prepared by Coda Architecture
- Planning Policy Compliance Statement prepared by EKPS
- Heritage Statement prepared by Heritage Architecture
- Transport Statement prepared by SKTP
- Tree Survey & Arboricultural Impact Assessment prepared by E3P
- Drainage Strategy prepared by Civic Engineers
- Preliminary Ecological Appraisal and BNG Assessment prepared by E3P
- Noise Assessment prepared by Philip Dunbavin Acoustics
- Air Quality Assessment prepared by Redmore
- Environmental Standards Statement prepared by QED
- Phase 1 Ground Investigation Report prepared by LK Group
- Crime Impact Statement prepared by Greater Manchester Police
- Construction Management Plan prepared by Step Places
- Viability Assessment prepared by Tim Claxton Property
- Archaeological Desktop Study prepared by Salford University

- Lighting Details prepared by QED
- Broadband Connectivity Assessment prepared by QED

Payment of the required Planning Application Fee (£7,424.20) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), has been made via a BACS payment.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone or by email should any matters arising from the application require clarification.

Yours sincerely,

**Ellie Philcox MRTPI PIEMA**  
**Director**