

FAO Jennifer Connor,
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0075
Your Ref: PP-11658764

(Submitted via the Planning Portal Ref: PP-11658764)

Date: 25th November 2022

Dear Jennifer,

Application for Planning Permission at Land off Wilbraham Road, Chorlton, Manchester

Asteer Planning has been instructed by Anwyl Homes and the Greater Manchester Youth Federation ('GMYF') ('the Applicants') to submit an application for full planning permission at Land off Wilbraham Road, Chorlton, Manchester ('the site').

Proposed Development

This application seeks approval for the following development:

"Full planning application proposing the erection of a residential development (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road"

Background

The site, aside from the area of land proposed for ecological mitigation, is owned by The Greater Manchester Trust for Recreation (working name "The Greater Manchester Youth Federation (GMYF)") and previously known as Boys' and Girls' clubs of Greater Manchester). As detailed in the submitted Supporting Planning Statement, the site is no longer a feasible site for GMYF to operate from. Consequently, GMYF has selected Anwyl Homes as the preferred developer for the site so that GMYF can reinvest in their charitable objectives to create opportunities for as many young people as possible in Greater Manchester.

This application is accompanied by a comprehensive suite of supporting plans and documents, a schedule of which is enclosed at **Appendix 1**.

The planning application fee of £24,961.20 (inclusive of the Planning Portal's service charge) has been paid via the planning portal.

We trust that this submission will enable a timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours sincerely,

Alice Routledge
Partner

For and on behalf of Asteer Planning LLP

Appendix 1 – Submission Documents and Plans

Document	Author
Covering Letter	Asteer Planning
Supporting Planning Statement (including Affordable Housing Statement)	Asteer Planning
Design and Access Statement (including Residential Standards Statement, Waste Management Strategy, and Blue and Green Infrastructure Statement)	APD
Agronomy Report	STRI
Air Quality Assessment	Redmore Environmental
Arboricultural Impact Assessment	Tyler Grange
Broadband Connectivity Assessment	GTech Surveys
Construction Environmental Management Plan	Anwyl Homes
Crime Impact Statement	Greater Manchester Police
Ecological Impact Assessment	Tyler Grange
Ecological Enhancement Strategy	Tyler Grange
Environmental Standards Statement	Watt Energy
EV Charging Specification	
Flood Risk Assessment and Drainage Strategy	RSK
Heritage Statement	RPS
Landscape Ecological Management Plan	Tyler Grange
Lighting Impact Assessment	BWB
Local Labour Proposal	Anwyl Homes
Noise Impact Assessment	E3P
Playing Pitch Mitigation Strategy	Sports Planning Consultants
Phase I Geoenvironmental Site Assessment	E3P
Phase II Geoenvironmental Site Assessment	E3P
Statement of Community Involvement	UK Networks

Document	Author
Transport Assessment	Focus
Television and Radio Reception Impact Assessment	GTech Surveys
Waste Proforma	

Plan	Reference	Author
Affordable Housing Layout	AF01 Rev C	APD
Boundary Treatment Plan	BT01 Rev D	APD
Demolition Plan	DP01 Rev A	APD
Existing Site Layout	ES01 Rev A	APD
EV Charging Point Layout	EV01 Rev C	APD
Hard Surfacing Layout	HS01 Rev C	APD
Housetype Pack	HT01	APD
Location Plan	LP01 Rev C	APD
Materials Layout	ML01 Rev C	APD
Colour Planning Layout	PL01 Rev F	APD
Illustrative Sections	SE01 Rev B	APD
Illustrative Street Scenes	SS01	APD
Key Plan – Illustrative Streetscenes	KP01	APD
Waste Management Plan	WM01 Rev C	APD
Land Use Plan	LU01 Rev B	APD
Soft Landscape Drawing (1 of 3)	14807_P05(1) Rev A	Tyler Grange
Soft Landscape Drawing (2 of 3)	14807_P05(2) Rev B	Tyler Grange
Soft Landscape Drawing (3 of 3)	14807_P05(3)	Tyler Grange
Drainage Appraisal	10-01 Rev P6	RSK