

MADDOX PLANNING

LONDON & MANCHESTER

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

29/07/2022

Francis Road, Withington: Full Planning Application for Residential Redevelopment
Planning Portal Reference: PP-11359848

Dear Sir/Madam

On behalf of the applicant, Southway Housing Trust (Manchester) Limited, please find enclosed an application for full planning permission, for a proposed development at Pellowe House, Francis Road, Withington, Manchester, M20 4XP. The description of development is:

Demolition of existing buildings and residential redevelopment including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works.

The following documentation accompanies the planning application submitted to Manchester City Council:

- Drawing Pack, Southgate & Sarabia Architects
 - Existing Location Plan (ref: A20045-SASA-90000 P01)
 - Proposed Location Plan (ref: A20045-SASA-90002 P01)
 - Existing Site Plan (ref: A20045-SASA-90001 P01)
 - Existing Site Elevations (ref: A20045-SASA-20203 P01)
 - Demolition Plan (ref: A20045-SASA-90104 P01)
 - Proposed Site Plan (ref: A20045-SASA-90100 P03)
 - Ground Floor Plan (ref: A20045-SASA-20101 P03)
 - First Floor Plan (ref: A20045-SASA-20102 P03)
 - Second Floor Plan (ref: A20045-SASA-20103 P03)
 - Roof Plan (ref: A20045-SASA-20104 P03)
 - GIFA Area Schedule (ref: A20045-SASA-20601 P03)

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- NDSS Compliance Plan (ref: A20045-SASA-20112 P01)
 - Part M(4)-2 Ground Floor Plan (ref: A20045-SASA-20110 P01)
 - Part M(4)-2 First Floor Plan (ref: A20045-SASA-20111 P01)
 - Elevations (ref: A20045-SASA-20201 P03)
 - Proposed Elevations Plan (ref: A20045-SASA-20202 P01)
 - Site Sections (ref: A20045-SASA-20402 P01)
 - Plan: Topographical Survey (ref: A20045-SASA-99990)
 - Design and Access Statement, Southgate & Sarabia Architects, July 2022
 - Landscape Design Report (rev. A), Squareyard, July 2022
 - Landscape Plan ref: YD2_FR_LP001 rev. A), January 2022
 - Planning Statement, Maddox Planning, July 2022
 - Statement of Community Involvement, Maddox Planning, July 2022
 - Crime Impact Statement (ref: A20045-SASA-20402), Greater Manchester Police
 - Transport Statement (inc. Framework Servicing and Travel Plan)(ref: 220712/SK22154/TS01(-04), SK Transport, July 2022
 - Phase 1 Preliminary Risk Assessment (ref: CL-602-LKC 21 1501 R5), LK Group, July 2022
 - Drainage Strategy (ref: C19011-HYD-XX-XX-RP-C-0500 P06), Hydrock, July 2022
 - Existing Drainage Layout (ref: C19011-HYD-XX-XX-DR-C-0005 P03)
 - Proposed Drainage Strategy (ref: C-19011-HYD-XX-XX-DR-C-0500 P05)
 - Building Regulations Part L Volume 1 -SAP (ref: 22925), Seven, July 2022
 - Bat Survey Report (including preliminary ecology assessment) (ref: 80-615-R1-4), EP3, May 2022
 - Arboricultural Impact Assessment and Method Statement (ref: 80-615-R2-7, EP3, July 2022
 - Noise Impact Assessment (ref: J003503-5119-TD-03 7), PDA, July 2022
 - Framework Construction Management Plan, Aedi Construction

The full application fee of £ 11,088.00 + £32.20 = £11,120.20 Planning Portal administration fee has been paid directly via BACS to Planning Portal. I trust this application is clear, however, please contact me should you wish to discuss any matters raised within this submission.

Yours faithfully



Amy Brontë Littlejohns
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