

Planning and Regeneration
Manchester City Council
P O Box 532
Manchester
M60 2LA

22 November 2022

Dear Sir or Madam,

Land at Louisa Street, Openshaw, Manchester - Application for Full Planning Permission
Planning Portal Reference: PP-11497397

On behalf of our client, Westchurch Homes and Jigsaw Homes North, please find enclosed an application for full planning permission for the following works:

“Erection of 2 x 3 storey apartment block comprising 42 apartments and erection of 29 x one and three storey dwellinghouses (Class C3) with access from Louisa Street and associated works, following the demolition of all existing buildings/structures”

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 View Associates
- Design & Access Statement (including Waste Management Proforma), prepared by View Associates
- Landscape Proposals, prepared by Trevor Bridge Associates (“TBA”)
- Planning Policy Compliance Statement (including Statement of Consultation), prepared by EKPS
- Acoustic Assessment, prepared by Hepworth Acoustics
- Heritage Statement, prepared by SL Heritage Architecture
- Archaeological Desktop Study, prepared by L:P Archaeology
- Environmental Standards Statement, prepared by Focus
- Phase 1 Contamination Assessment, prepared by Earth Environmental
- Waste Management Strategy, prepared by View Associates
- Construction Management Plan, prepared by Westchurch
- Air Quality Impact Assessment, prepared by Miller Goodall
- Flood Risk Assessment and Drainage Strategy, prepared by Water Co
- Preliminary Ecological Appraisal and Bat Survey, prepared by Ascerta
- Transport Statement and Travel Plan, prepared by SKTP

- Arboricultural Impact Assessment, prepared by TBA
- Broadband Connectivity Assessment, prepared by Westchurch
- Crime Impact Statement, prepared by Greater Manchester Police
- Local Labour Agreement, prepared by Westchurch
- Affordable Housing Statement prepared by Westchurch

Payment of the required Planning Application Fee (£25,789.20) 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