

22nd July 2022

Steve McCoombe
Planning
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Steve,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).
FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION
OF 8 HOUSES AND 12 APARTMENTS (USE CLASS C3) WITH ASSOCIATED CAR PARKING, AMENITY
SPACE AND ACCESS
LAND AT SULBY STREET, MOSTON
PLANNING PORTAL REFERENCE: PP-11129220**

Please find enclosed a full planning application for demolition of existing structures and construction of 8 houses and 12 apartments (Use Class C3) with associated car parking, amenity space and access.

The application has been submitted on behalf of the applicant, Challenger Homes (Moston) Limited and Jigsaw Homes North, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and land under the applicant's ownership in blue; and
- Planning application fee.

Our ongoing pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These are:

- Design and Access Statement, prepared by FCH Architects;
- Planning Statement, prepared by Zerum;
- Affordable Housing Statement, prepared by Zerum;
- Noise Impact Assessment, prepared by Red Acoustics;
- Air Quality Assessment, prepared by Redmore Environmental;
- Environmental Standards Statement, prepared by PSD;
- Phase 1 Ground Conditions Report, prepared by E3P;
- Drainage Strategy, prepared by Clancy;

- Extended Phase 1 Habitat Survey and Bat Assessment, prepared by Penny Anderson;
- Bat Activity Report, prepared by Penny Anderson;
- Arboricultural Impact Assessment, prepared by DEP;
- Crime Impact Statement prepared by GMP; and
- Transport Statement, prepared by Mosodi.

The application is supported by a full suite of plans produced by scheme architect, FCH and landscaping plan from DEP.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DBB', with a long horizontal stroke extending to the right.

Deborah Baker Barnett
Associate Director