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Our Ref: 05C200031

13th June 2022

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Erection of two residential apartment buildings (Use Class C3), one of 8 storeys (68 apartments) and one of 5 storeys (50 apartments), to form a total of 118 residential apartments; and erection of 10, 3 storey townhouses (Use Class C3); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works

At Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application. The application includes the plans and documents on the list attached which are submitted to allow a full and proper consideration of the proposed development by the Local Planning Authority.

This application is submitted via the planning portal with reference number PP-11264103, and the required application fee of £33,623.00 has been paid via the portal.

I look forward to receiving confirmation that the application has been validated in due course.

Yours sincerely

Anne Hargreaves
Director
07962 360547
anne.hargreaves@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

REFERENCE	DRAWING / DOCUMENT TITLE
Plans (Architect)	
RODSTA-BUT-ZZ-00-DP-A-00001-PL1	Site Location Plan - Red and Blue Line Boundaries
RODSTA-BUT-ZZ-00-DP-A-00002-PL1	Site Location Plan - Red Line Boundary
RODSTA-BUT-ZZ-00-DP-A-01000-PL1	Existing Site Plan & Block Plan
RODSTA-BUT-ZZ-00-DP-A-01001-PL1	Proposed Site Plan & Block Plan
RODSTA-BUT-A-00-DP-A-01005-PL1	Residential Block A - Ground Floor Plan
RODSTA-BUT-A-01-DP-A-01006-PL1	Residential Block A - First Floor Plan
RODSTA-BUT-A-ZZ-DP-A-01007-PL1	Residential Block A - Second - Seventh Floor Plan
RODSTA-BUT-A-R7-DP-A-01013-PL1	Residential Block A - Roof Plan
RODSTA-BUT-B-00-DP-A-01014-PL1	Residential Block B - Ground Floor Plan
RODSTA-BUT-B-01-DP-A-01015-PL1	Residential Block B - First Floor Plan
RODSTA-BUT-B-02-DP-A-01016-PL1	Residential Block B - Second Floor Plan
RODSTA-BUT-B-03-DP-A-01017-PL1	Residential Block B - Third Floor Plan
RODSTA-BUT-B-04-DP-A-01018-PL1	Residential Block B - Fourth Floor Plan
RODSTA-BUT-B-R4-DP-A-01019-PL1	Residential Block B - Roof Plan
RODSTA-BUT-T-00-DP-A-01022-PL1	Townhouses - Ground Floor Plan
RODSTA-BUT-T-01-DP-A-01023-PL1	Townhouses - First Floor Plan
RODSTA-BUT-T-02-DP-A-01024-PL1	Townhouses - Second Floor Plan
RODSTA-BUT-T-R2-DP-A-01025-PL1	Townhouses - Roof Plan
RODSTA-BUT-A-XX-DE-A-01030-PL1	Residential Block A - North Elevation
RODSTA-BUT-A-XX-DE-A-01031-PL1	Residential Block A - East and West Elevation
RODSTA-BUT-A-XX-DE-A-01032-PL1	Residential Block A - South Elevation
RODSTA-BUT-B-XX-DE-A-01033-PL1	Residential Block B - North and East Elevation
RODSTA-BUT-B-XX-DE-A-01034-PL1	Residential Block B - South and West Elevation
RODSTA-BUT-TA-XX-DE-A-01035-PL1	Townhouse – Block A Elevation
RODSTA-BUT-TB-XX-DE-A-01036-PL1	Townhouse – Block B Elevation
RODSTA-BUT-A-XX-DZ-A-01040-PL1	Residential Block A - Bay Elevation, Plan and Section 1
RODSTA-BUT-A-XX-DZ-A-01041-PL1	Residential Block A - Bay Elevation, Plan and Section 2
RODSTA-BUT-B-XX-DZ-A-01042-PL1	Residential Block B - Bay Elevation, Plan and Section 1
RODSTA-BUT-B-XX-DZ-A-01043-PL1	Residential Block B - Bay Elevation, Plan and Section 2
RODSTA-BUT-T-XX-DZ-A-01044-PL1	Townhouses - Bay Elevation, Plan and Section 1
RODSTA-BUT-T-XX-DZ-A-01045-PL1	Townhouses - Bay Elevation, Plan and Section 2
RODSTA-BUT-A-XX-DS-A-01050-PL1	Residential Block A - Section AA
RODSTA-BUT-A-XX-DS-A-01051-PL1	Residential Block A - Section BB + CC
RODSTA-BUT-B-XX-DS-A-01052-PL1	Residential Block B - Section AA + Section BB + Section CC
RODSTA-BUT-T-XX-DS-A-01053-PL1	Townhouses - Section AA + Section BB + Section CC
RODSTA-BUT-ZZ-XX-DD-A-01055-PL1	Residential Block A-B Coordinating through wall Window & Ventilation Details
RODSTA-BUT-T-XX-DD-A-01057-PL1	Townhouses Coordinating through wall Window Details
RODSTA-BUT-A-XX-DP-A-01060-PL1	Residential Block A - Apartment Types
RODSTA-BUT-B-XX-DP-A-01061-PL1	Residential Block B - Apartment Types
RODSTA-BUT-T-XX-DP-A-01062-PL1	Townhouse - Unit Types
RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1	Existing Site Section AA + BB
RODSTA-BUT-ZZ-ZZ-DS-A-01069-PL1	Proposed Site Section AA + BB
RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1	Existing Site Sections CC + DD
RODSTA-BUT-ZZ-ZZ-DS-A-01071-PL1	Proposed Site Sections CC + DD
RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1	Existing Street Elevations

REFERENCE	DRAWING / DOCUMENT TITLE
RODSTA-BUT-ZZ-ZZ-DE-A-01073-PL1	Proposed Street Elevations
RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1	Substation Details
RODSTA-BUT-XX-XX-VS-A-01080-PL1	Visual 01 - Ancoats Green View
RODSTA-BUT-XX-XX-VS-A-01081-PL1	Visual 02 - Green Street View
RODSTA-BUT-XX-XX-VS-A-01082-PL1	Visual 03 - Jersey Street View
RODSTA-BUT-A-ZZ-SA-A-01090-PL1	Residential Block A - Schedule of Accommodation
RODSTA-BUT-B-ZZ-SA-A-01091-PL1	Residential Block B - Schedule of Accommodation
RODSTA-BUT-TA-ZZ-SA-A-01092-PL1	Townhouses Block A - Schedule of Accommodation
RODSTA-BUT-TB-ZZ-SA-A-01093-PL1	Townhouses Block B - Schedule of Accommodation
RODSTA-BUT-ZZ-XX-RP-A-01110-PL1	Cleaning and Maintenance Access Strategy
Plans (Landscape)	
RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3 -	Landscape Masterplan
RODSTA-LYR-XX-ZZ-DWG-L-1002-Rev-	Tree Retention and Removal
RODSTA-LYR-XX-ZZ-DWG-L-3001-Rev-	Softworks
RODSTA-LYR-XX-ZZ-DWG-L-5001-Rev-	Site Sections as Existing and Proposed
RODSTA-LYR-XX-ZZ-DWG-L-5002-Rev-	Site Sections as Existing and Proposed
RODSTA-LYR-XX-ZZ-DWG-L-5003-Rev-	Courtyard Boundary Wall Elevation
RODSTA-LYR-XX-ZZ-DWG-L-8001-Rev-	Furniture and Boundary Treatments
Plans (M&E)	
RODSTA-MET-ZZ-00-DR-E-6350-S2-P03	External Lighting Layout Site Plan
RODSTA-MET-ZZ-00-DR-E-6351-S2-P02	External Lighting Lux Plot Ground Floor
RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04	Incoming & External Services Layout Site Plans
Plans (Other)	
A0-21G134-001	Utility Survey
A0-21F283-001	Topographical Survey
900350-002 Rev-3	Construction details for Schneider Unit Substation
Documents	
PRO-068835, June 2022	Air Quality Assessment
SA/2022/25 Version 2	Archaeological Desk-based Assessment
RODSTA-MET-ZZ-XX-RP-ME-9715-S3-P02	AVO Strategy Summary
RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02	[AVO] Thermal Comfort Report
22013-M004-E	[AVO] 3D Modelling & Level 2 AVO assessment
RODSTA-BUT-ZZ-XX-RP-A-01103-PL1	[AVO] Façade Design Note
Issue 1.0, 07/06/2022	Broadband Connectivity Assessment
13 June 2022	Construction Local Labour Proposal
13/06/2022	Construction Management Plan
2022/0141/CIS/01, Version B	Crime Impact Statement
2118-ep-22-0706(DaySun Report)	Daylight & Sunlight – Impact on Neighbouring Properties
RODSTA-BUT-ZZ-XX-RP-A-01100-PL1	Design & Access Statement
Version 3, 01.06.2022	[Ecology] Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)
Version 3, 01.06.2022	[Ecology] Tree Bat Roost Survey Report
Version 3, 01.06.2022	[Ecology] Biodiversity Enhancement Measures
Version 3, 01.06.2022	[Ecology] Assessment of Biodiversity Net Gain (BNG)
-	[Ecology] Biodiversity Metric 3.1 Rodney Street [Excel File] *
RODSTA-MET-ZZ-XX-RP-Z-9951-P01	Environmental Standards Statement
RODSTA-MET-XX-XX-RP-E-9102-S2-P02	External Lighting Assessment
MA22046, Revision R01, 09/06/2022	Fire Statement
079056-CUR-00-XX-RP-D-92001, V02	Flood Risk Assessment and Drainage Strategy

REFERENCE	DRAWING / DOCUMENT TITLE
079056-CUR-00-XX-DR-GE-001, V01	[Geotechnical] Phase 1 Preliminary Risk Assessment
UK21.5551, Issue 1	[Geotechnical] Phase II Geo-Environmental Assessment
RODSTA-BUT-ZZ-XX-RP-A-01101-PL1	Heritage Assessment
RODSTA-MET-ZZ-XX-RP-DM-9712-S3-P02	Internal Daylighting Report
22013-R01-C	[Noise] Acoustic planning report
June 2022	<i>Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) *</i>
RODSTA-HYD-ZZ-00-RP-A-4001-P2	Transport Statement
RODSTA-HYD-ZZ-00-RP-A-05001-P2	Framework Travel Plan
Version 2, 01.06.2022	[Trees] Tree Survey and Constraints Report
Version 4, 01.06.2022	[Trees] Arboricultural Impact Assessment (AIA)
TBAER063, 12 th May 2022	TV/FM & DAB Reception Survey Report
RODSTA-BUT-ZZ-XX-RP-A-01102-PL1	Waste Management Strategy
18797, 8 June 2022	Wind Microclimate Assessment Report

* to follow under separate cover