

Our Ref: 04C201473
Your Ref: PP-11332213

24 June 2022

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

Submitted via the Planning Portal (Ref: PP-11332213)

Dear Sir/Madam

Full Planning Application – Yew Tree Care Home, Yew Tree Lane, Northern Moor, M23 0EA

On behalf of our client, Liberty Care Developments Limited, please find enclosed a planning application for the following development:

“Full planning application for the demolition of existing buildings and structures and the construction of a new care home facility including basement, access, landscaping and associated infrastructure.”

At: Yew Tree Care Home, Yew Tree Lane, Northern Moor, M23 0EA.

This planning application is supported by a comprehensive suite of plans and documents which have been prior agreed with Officers and are listed on the enclosed application schedule.

The planning application fee of £20,822.20 (inclusive of Planning Portal's administrative charge) has been paid by BACS directly to the planning portal.

I trust that the above details are sufficient to validate the application and to allow you to progress it towards determination at your earliest convenience.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Yours sincerely



Rhian Smith

Associate Director
+44 07805 085 439
rhian.smith@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Schedule of Supporting Documents

Document	Reference/ Date	Author
Forms		
Application Form	PP-11332213	Avison Young
Application Fee		Liberty
Covering Letter	June 2022	Avison Young
Plans		
Location Plan	L0206-100	C Squared
Existing Site Plan	L0206-103	C Squared
Proposed Site Plan	L0206-105	C Squared
Boundary Treatment Plan	L0206-106	C Squared
Coloured Site Plan	L0206-107	C Squared
Proposed Basement Floor Plan	L0206-110	C Squared
Proposed Ground Floor Plan	L0206-111	C Squared
Proposed First Floor Plan	L0206-112	C Squared
Proposed Second Floor Plan	L0206-113	C Squared
External Store	L0206-114	C Squared
Proposed North and South Elevations	L0206-120	C Squared
Proposed East and West Elevations	L0206-121	C Squared
Proposed West Balcony Elevation	L0206-122	C Squared
Proposed Site Sections	L0206-130	C Squared
Landscaping Masterplan	4153-101A	TPM Landscape
Planting Plan	4153-201	TPM Landscape
Reports		
Design and Access Statement	June 2022	C Squared
Supporting Planning Statement	June 2022	Avison Young
Statement of Community Involvement	July 2022	BECG

Heritage Statement	June 2022	Buttress
Transport Statement	June 2022	Cameron Rose Associates
Travel Plan	June 2022	Cameron Rose Associates
Landscape Management Plan	June 2022	TPM Landscape
Surface Water and Drainage Strategy	June 2022	
Site Investigation Report	June 2022	Earth Environmental and Geotechnical
Arboricultural Impact Assessment	June 2022	ACS Consulting
Ecological and Biodiversity Assessment (including Biodiversity Net Gain)	June 2022	Rachel Hacking Ecology
Air Quality Assessment	June 2022	BWB Consulting
Lighting Assessment	June 2022	BWB Consulting
Noise Assessment	June 2022	BWB Consulting
Environmental Standards Statement	June 2022	BWB Consulting
Crime Impact Statement	June 2022	Design for Security
Broadband Connectivity Assessment	June 2022	GTech Surveys
Television and Radio Reception Impact Assessment	June 2022	GTech Surveys
Daylight and Sunlight Assessment	June 2022	GIA
Local Labour Agreement	June 2022	Liberty
Framework Construction Management Plan	June 2022	Liberty
Waste Management Proforma	June 2022	CSquared
Construction Environment Management Plan	June 2022	Liberty