



Paul Butler Associates

Planning, Development & Heritage Consultants

20 July 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

21.1638

Dear Jennifer

Former Vasa Club, Charlestown, Manchester
Application for Planning Permission – Planning Portal Ref: PP-11406141

On behalf of our client AIY Limited, please find enclosed an application for Planning Permission relating to Former Vasa Club, 283 White Moss Rd, Manchester M9 6NZ. The description of development is:

'Erection of 36 dwellings with associated access off White Moss Road, car parking, landscaping, boundary treatment and other associated works.'

Application Proposals

The proposed scheme involves the construction of 36 dwelling comprising a mix of 1, 2, 3, and 4 bedroom houses and apartments, with associated access, car parking and amenity spaces. The proposals have carefully been formulated within the context of the character of the surrounding area, whilst also making an efficient use of this previously developed site.

The proposed scheme will deliver a high quality residential development to a vacant site, see the removal of dilapidated vacant building, encourage further regeneration and investment within Charlestown, provide opportunities for first time buyers including through the provision of affordable housing, provide a mix of accommodation suitable for a variety of families, couples, and single people, and will create employment during the construction stage. The scheme will provide housing within an accessible location, and where there is an identified need.

Submission

In addition to this letter, the following documents are enclosed and submitted in support of the application:

- Completed Application Form and Ownership Certificates.
- Location plan and application drawings prepared by Ollier Smurthwaite Architects; (see appendix A).
- A Design and Access Statement prepared by Ollier Smurthwaite Architects;
- Planning Statement by Paul Butler Associates, which also includes:

31 Blackfriars Road, Salford, Manchester M3 7AQ

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- Statement of Community Involvement.
- Affordable Housing Statement.
- A Landscape Scheme by CW Studio comprising:
 - Soft Landscape Proposals Document (Ref PO2)
 - Landscape Proposals Plan (Ref 2201-CWS-XX-GF-DR-L-101 Rev P02)
- Crime Impact Statement by Greater Manchester Police;
- Framework Travel Plan by Axis;
- Transport Statement by Axis;
- Air Quality Assessment by Redmore Environmental;
- Environmental Standards Statement by Watt Energy Consulting;
- Flood Risk Assessment by Geosmart;
- Sustainable Drainage Assessment by Geosmart;
- Noise Assessment by AEC;
- An Ecological Appraisal by JCA Limited;
- An Arboricultural Survey prepared by Rowbottoms Tree Services Ltd
- Coal Mining Report by The Coal Authority
- Phase 1 Preliminary Risk Assessment by LK Group.
- Topographic Survey by CPLS (Ref: 0021020CP-01)

An application fee of £16,632 will be paid via the Planning Portal.

Summary

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission on behalf of AIY Ltd., and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix A – Plan Schedule

Dwg. No.	Description	Scale	Size	Revisions	
EXISTING DRAWINGS					
A647_P_001	LOCATION PLAN	1:1250	A3	-	-
A647_P_002	PROPOSED BLOCK PLAN	1:500	A3	-	A
A647_P_003	TOPOGRAPHICAL SURVEY	1:500	A3	-	-
A647_P_010	EXISTING STREET ELEVATION	1:500	A3	-	-
A647_P_011	EXISTING SITE SECTION A AND B	1:500	A3	-	-
A647_P_012	EXISTING SITE SECTION C AND D	1:500	A3	-	-
PROPOSED DRAWINGS					
A647_P_030	PROPOSED SITE DEMOLITION PLAN	1:500	A3	-	-
A647_P_100	PROPOSED SITE PLAN	1:500	A3	-	A
A647_P_210	APARTMENT TYPE 1A AND 2A PROPOSED PLANS	1:100	A3	-	-
A647_P_211	APARTMENT TYPE 1B AND 2B PROPOSED PLANS	1:100	A4	-	-
A647_P_230	HOUSE TYPE 3A PROPOSED PLANS	1:100	A3	-	-
A647_P_240	HOUSE TYPE 4A PROPOSED PLANS	1:100	A3	-	-
A647_P_250	BLOCK 1 PLANS	1:100	A1	-	-
A647_P_260	BLOCK 2 PLANS	1:100	A1	-	-
A647_P_261	BLOCK 2 PLANS	1:100	A1	-	-
A647_P_270	BLOCK 3/4/5 PLANS	1:100	A1	-	-
A647_P_300	PROPOSED STREET ELEVATIONS	1:500	A3	-	-
A647_P_310	APARTMENT TYPES 1A AND 2A PROPOSED ELEVATIONS	1:100	A3	-	-
A647_P_311	APARTMENT TYPES 1B AND 2B PROPOSED ELEVATIONS	1:100	A3	-	-
A647_P_330	HOUSE TYPE 3A PROPOSED ELEVATIONS	1:100	A3	-	-
A647_P_340	HOUSE TYPE 4A PROPOSED ELEVATIONS	1:100	A3	-	-
A647_P_350	BLOCK 1 ELEVATIONS	1:100	A1	-	-
A647_P_360	BLOCK 2 ELEVATIONS	1:100	A1	-	-
A647_P_370	BLOCK 3/4/5 ELEVATIONS	1:100	A1	-	-
A647_P_400	PROPOSED SITE SECTION A AND B	1:100	A1	-	-
A647_P_401	PROPOSED SITE SECTION C AND D	1:100	A1	-	-
A647_P_410	APARTMENT TYPE 1A AND 2A PROPOSED SECTION	1:20	A3	-	-
A647_P_411	APARTMENT TYPE 1B AND 2B PROPOSED SECTION	1:20	A3	-	-
A647_P_430	HOUSE TYPE 3A PROPOSED SECTION	1:20	A3	-	-
A647_P_440	HOUSE TYPE 4A PROPOSED SECTION	1:20	A3	-	-
A647_P_500	PROPOSED EXTERNAL WORKS	1:200	A1	-	-
A647_P_501	PROPOSED SERVICING PLAN	1:500	A3	-	-
A647_P_502	PROPOSED ACCESS PLAN	1:500	A3	-	-