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Our Ref: 04C001220
Your Ref: PP-11130905



31 May 2022

Mr Carl Glennon
Planning Officer
Development Management North
Manchester City Council
Floor 6 Town Hall Extension
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal: PP-11130905

Dear Carl,

SUBMISSION OF A FULL PLANNING APPLICATION FOR RESIDENTIAL LED DEVELOPMENT AT 764 – 786 STOCKPORT ROAD, LEVENSHULME, M12 4QN

Avison Young has been instructed by Views (Holding) Limited to submit a full application which proposes the following 764 - 786 Stockport Road, Levenshulme, M12 4QN:

“Construction of a building of ground floor plus four floors comprising of 30 new residential units (Use Class C3), together with nine ancillary flexible commercial uses at ground floor (Use Class E) and other associated infrastructure”.

The application documentation has been submitted via the Planning Portal (Ref. PP-11130905) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during several pre-application discussions with yourself.

The planning application fee of £20,790 + £28 Planning Portal Service Charge, which covers the creation of 30 residential units and commercial space extending to of 1,096m², has been paid directly to Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. We would welcome continued positive dialogue with the Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.



Yours sincerely

A handwritten signature in grey ink that reads 'R. May.' The signature is written in a cursive, slightly stylized font.

Rachel May
Senior Planner
+44 0161 945 4080
Rachel.may@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Enc. Schedule of Supporting Documents

Schedule of Enclosed Documents

Submission Documents	Author	Reference
Administrative		
Covering Letter	Avison Young	31 st May 2022
Application Forms, Certificates and Notices	Avison Young	28 th March 2022
Application Fee	Views (Holding) Limited	Paid directly to Planning Portal
Planning Application Documents		
Planning Statement (inc. SCI, Framework CEMP and Residential Standards Statement)	Avison Young	May 2022
Air Quality Assessment	Njd Environmental Associates	NJD21-0050-002R
Arboricultural Impact Assessment	Ascerta	P.1593.22 February 2022
Broadband Connectivity Assessment	GTech Services	0.1 – 16.02.22
Crime Impact Statement	GMP	2022/0006/CIS/01 Version A
Daylight/Sunlight Technical Note	Gray Scanlan Hill	[3114]NLK 29 th March 2022
Design and Access Statement	Ollier Smurthwaite Architects	March 2022
Environmental Standards and Energy Statement	Element	2021.230 April 2022
Flood Risk Assessment and Drainage Strategy	Curtins	079844-CUR-XX-XX-RP-C-92000-P01-FRADS
Local Labour Agreement	Avison Young	28 th March 2022
Noise Impact Assessment	Lighthouse Acoustic	0714/APR1 Rev. 1
Odour Risk Assessment	Njd Environmental Associates	NJD21-0050-002R
Preliminary Risk Assessment (Land Contamination)	bEk	BEK-20767-1 (Rev B) October 2020
Preliminary Ecological Assessment and Potential Bat Roost Survey	bEk	BEK-20767-1 Rev A

Television Baseline Survey Report	GTech Services	Rev. 1.0 – 02.03.22
Transport Statement	Curtins	076508-CUR-XX-XX-T-TP-00001 Rev. P02
Interim Travel Plan	Curtins	76508-CUR-XX-XX-T-TP-00002 Rev. P02
Viability Assessment (inc. executive summary)	Roger Hannah	March 2022
Planning Application Drawings		
Location Plan	Ollier Smurthwaite Architects	A666_P_001 Rev. A
Block Plan	Ollier Smurthwaite Architects	A666_P_002 Rev. A
Topographical Survey	Ollier Smurthwaite Architects	A666_P_003 Rev. A
Existing Ground Floor Plan	Ollier Smurthwaite Architects	A666_P_010 Rev. A
Existing First Floor Plan	Ollier Smurthwaite Architects	A666_P_011 Rev. A
Existing Street Scene	Ollier Smurthwaite Architects	A666_P_015 Rev. A
Proposed Ground Floor Plan	Ollier Smurthwaite Architects	A666_P_110 Rev. A
Proposed First Floor Plan	Ollier Smurthwaite Architects	A666_P_111
Proposed Second Floor Plan	Ollier Smurthwaite Architects	A666_P_112
Proposed Third Floor Plan	Ollier Smurthwaite Architects	A666_P_113
Roof Plan	Ollier Smurthwaite Architects	A666_P_114
East Elevation	Ollier Smurthwaite Architects	A666_P_210 Rev. B
West Elevation	Ollier Smurthwaite Architects	A666_P_211 Rev. B
North and South Elevation	Ollier Smurthwaite Architects	A666_P_212 Rev. B
Proposed Street Scene	Ollier Smurthwaite Architects	A666_P_215 Rev. B
Proposed Section AA	Ollier Smurthwaite Architects	A666_P_310 Rev. B
Proposed Section BB	Ollier Smurthwaite Architects	A666_P_311 Rev. B
Servicing Plan	Ollier Smurthwaite Architects	A666_P_401 Rev. A
Maintenance Plan	Ollier Smurthwaite Architects	A666_P_402 Rev. A
Detailed Section AA	Ollier Smurthwaite Architects	A666_P_500
Detailed Section BB	Ollier Smurthwaite Architects	A666_P_501
Detailed Section CC	Ollier Smurthwaite Architects	A666_P_502
Area Schedule	Ollier Smurthwaite Architects	A666_P_901