

25 July 2022

FAO Sue Wills
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sue

Land at Bennett Street, West Gorton – Full Planning Application

On behalf of our client Kellen Homes Ltd ('the Applicant'), please find enclosed a Full Planning Application which seeks approval from Manchester City Council for the redevelopment of the Bennett Street site in West Gorton.

The Site extends to 5.17 hectares and is bound to the north and west by a railway line and viaduct which leads directly to Ardwick Station and then Manchester Piccadilly Station to the north, to the east by low-rise residential development at Anthony Close and Hayfield Close and to the south by Bennett Street. To the south of Bennett Street is further low-rise residential development which ultimately makes up the overall character of West Gorton.

Established in 2020, Kellen Homes brings together a team of experienced housebuilders who take great pride in the design and workmanship of each new home. Kellen Homes work across the North West to create homes for everyone by offering properties to suit a range of lifestyles and budgets without compromising on quality.

The Proposed Development will be designed to meet the unique needs of the community and integrate the mix of house types and tenures comfortably to ensure they are both balanced and sustainable.

The significant opportunity for this site is evidenced through the Site's history of planning applications for residential development, with all previous redevelopment proposals having not progressed. Kellen Homes is committed to bringing forward the long overdue regeneration of the Site, which will not only deliver much needed high quality homes but will also improve the local environment and benefit the local community.

Description of Development

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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The Proposed Development will deliver 272 new homes comprising a mix of apartments and traditional residential units ranging from 1 to 4 bedrooms, a Community Hub and associated car parking and landscaping works.

The description of development as stated on the planning application form is as follows:

“Full planning permission for demolition of existing buildings and structures on the site and erection of 272 homes (Use Class C3) and a new community building (Use Class F2(b)), with associated car parking, access, highways, landscaping and new public realm creation, and other associated works.”

Application Documentation

- Application form, certificates and notices, prepared by Deloitte;
- Site Location Plan and Existing Site Plan, prepared by Calderpeel Architects;
- Detailed Proposed Plans, Sections and Elevations, prepared by Calderpeel Architects;
- Landscaping Plans prepared by YD2;
- Design and Access Statement prepared by Calderpeel Architects;
- Planning Supporting Statement prepared by Deloitte;
- Statement of Consultation prepared by Deloitte;
- Aborigicultural Survey prepared by Ascerta;
- Air Quality Assessment prepared by Redmore;
- Archaeological Desktop Report prepared by Nexus Heritage;
- Biodiversity Net Gain Assessment prepared by ECUS;
- Crime Impact Statement prepared by Greater Manchester Police;
- Ecology Assessment prepared by ECUS;
- Energy Statement prepared by Award Energy;
- Environmental Standards Statement prepared by Award Energy;
- Flood Risk and Drainage Assessment prepared by Townsend,
- Framework Construction Plan prepared by Kellen Homes
- Ground Conditions Survey prepared by E3P
- Landscaping / Public Realm Strategy prepared by YD2
- Local Labour Agreement prepared by Kellen Homes
- Noise and Vibration Assessment prepared by E3P
- Servicing and Site Waste Management Strategy prepared by Calderpeel Architects
- Travel Plan Framework prepared by Eddisons
- Transport Statement prepared by Eddisons
- Viability Assessment prepared by Northern Land
- Ventilation Strategy prepared by Kellen Homes

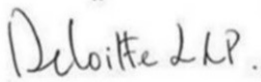
Application Fee

Payment of the planning application fee in the sum of £54,451.20 has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee. This application has been submitted via Planning Portal under reference PP-1141748.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Rachel Brown (0161

455 6306 / rachebrown@deloitte.co.uk and Joe McElhone (0161 455 6903 / joemcelhone@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly slanted style.

Deloitte LLP