

Planning and Regeneration
Manchester City Council
Town Hall Extension
Mount Street
Manchester

Our ref EKPS/210211/EP

Landmark House
Station Road
Cheadle Hulme
SK8 7BS

+44(0)7971 871 286
www.euankellie.co.uk

20 July 2022

Dear Sir or Madam,

Land off Crabtree Lane, Openshaw - Application for Full Planning Permission
Planning Portal Reference: PP-11374492

On behalf of our client, MCI Developments Limited, please find enclosed an application for full planning permission for the following works:

“Full Planning Application for the development of 115 dwellings (Class C3) with new vehicular accesses from an upgraded Crabtree Lane and associated works, following the demolition of all existing buildings/structures”

A schedule of supporting documents has been agreed with officers as part of the pre-application consultation process. In line with these discussions the following information has been submitted by way of the Planning Portal in support of the planning application:

- Architectural Drawings, prepared by MCI Developments Limited
- Design & Access Statement (including Waste Management Proforma), prepared by Baldwin Design Consultancy
- Landscape Proposals, prepared by Trevor Bridge Associates (“TBA”)
- Planning Policy Compliance Statement (including Statement of Consultation), prepared by EKPS
- Acoustic Assessment, prepared by E3P
- Heritage Statement, prepared by Kathryn Sather & Associates
- Archaeological Desktop Study, prepared by Archaeological Research Services
- Environmental Standards Statement, prepared by PB Sustainability
- Phase 1 Contamination Assessment, prepared by Betts Geo Environmental Limited
- Waste Management Strategy, prepared by MCI Developments Limited
- Construction Waste Management Plan, prepared by MCI Developments Limited
- Air Quality Impact Assessment, prepared by Redmore
- Flood Risk Assessment and Drainage Strategy, prepared by RSK
- Preliminary Ecological Appraisal and Bat Survey, prepared by Ascerta
- Transport Statement and Travel Plan, prepared by Curtins
- Arboricultural Impact Assessment, prepared by TBA

- Broadband Connectivity Assessment, prepared by GTech Surveys Limited
- Crime Impact Statement, prepared by Greater Manchester Police
- Local Labour Agreement, prepared by MCI Developments Limited
- Affordable Housing Statement and Viability Assessment prepared by MCI Developments Limited

Payment of the required Planning Application Fee (£31,861) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), has been made via a BACS payment.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone (07500 104 178) or by email (ellie@euankellie.co.uk) should any matters arising from the application require clarification.

Kind regards.

Yours sincerely,



Ellie Philcox MRTPI PIEMA

Director

ellie@euankellie.co.uk