

OUR REF: 449/CC

27th February 2026

PRIVATE AND CONFIDENTIAL

Planning Department
Manchester City Council
PO Box 532
Manchester M60 2LA

Submitted via the Planning Portal only Ref: PP-14653960

Dear Sir/Madam,

**FULL PLANNING APPLICATION SUBMISSION FOR THE CONSTRUCTION OF A NEW BUILDING
FOR 8 FLATS, AT 404 WILBRAHAM ROAD, MANCHESTER M21 0SD**

I am instructed on behalf of Mr Peter Armistead of APL (the applicant) to seek planning permission at the redundant land of 404 Wilbraham Road. The description of development is provided below.

“Full planning permission is sought for the construction of a building for 8 flats, with access, informal amenity space, landscaping and associated works.”

The site comprises a parcel of land that was formerly used as an urban garden centre but has lain vacant for at least 10 years. The applicant has recently purchased site at the end of 2025. The applicant is an established, award-winning developer, who has delivered numerous residential schemes across Chorlton. This application therefore seeks to bring forward the regeneration of this site and deliver a high-quality development on this highly visible route.

This submission follows pre-application engagement with the Local Planning Authority (Joshua Lee) to consider the proposed design and the planning application submission requirements.

The following plans and documents are submitted to enable the swift consideration by the Local Planning Authority and meet the council’s validation requirement:

- Covering Letter
- Application Form and Certificate
- Site Location Plan OS1
- Existing Landscape Plan and Site Plan (Topo) 177-404W-PL-GSL1
- Proposed Site Landscaping Plan 177-404W-PL-GL1
- Streetview- South and East 177-404W-PL-SV1
- Streetview – West and North 177-404W-PLSV2
- Proposed Lower Ground Floor 177-404W-PL-GA1
- Proposed Ground Floor 177-404W-PL-GA2
- Proposed First Floor 177-404W-PL-GA3
- Proposed Second Floor 177-404W-PL-GA4
- Proposed Roof Plan 177-404W-PL-GA5
- Principal / Wilbraham Rd Elevation 177-404W PL- EL1
- Secondary/ Egerton Rd North Elevation 177-404W-PL-EL2
- West Elevation 177-404W-PL-EL3
- Rear Elevation 177-404W-PL-EL4
- Bike Store Details 177-404W AD1
- Bin Store Details 177-404W-AD2
- Design and Access Statement, SJAL
- Waste Strategy, SJAL
- Drainage Strategy Report, PG Consulting
- Ecological Constraints Survey, Rachel Hacking Ecology
- BNG Assessment De Minimis, Rachel Hacking Ecology
- Noise Assessment (External Building Fabric Report), Clements Acoustics
- Transport Note, CBO Transport
- Planning Statement, Bramhall Town Planning
- Phase I, Geo Assist
- Air Quality Assessment, Enzygo
- Energy Statement, SJAL
- Arboricultural Impact Assessment, Lally Tree Management
- Arboricultural Method Statement, Lally Tree Management
- Construction Method Statement, Michael Oughton Associates

I trust these are in order to enable a swift validation.

The applicant has paid the planning application fee of £ 4,789 (including the Planning Portal administration fee).

We very much look forward to progressing this application to a positive conclusion in the very near future.

Yours faithfully



CAROL CLARKE

Planning Director

CC P Armistead

S James

Enc As above