

19th February 2026

Our Ref: 2025.005



Katarzyna McMaster
16 Old Market Place
Altrincham
WA14 4DF

Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

To whom it may concern,

Re: Proposed Development at land bounded by Cheetham Hill Road, Lord Street and Fernie Street, Cheetham Hill, Manchester M4 4EX

We are pleased to submit this Full Planning Application, on behalf of Linear Living Lord Street Limited, for the following proposed development at Lord Street, Manchester:

Demolition of existing structures and erection of a residential apartment development comprising 251no. dwellings (Use ClassC3) with landscaping and associated works.

The requisite planning application fee (£69,374.00) has been paid online via the planning portal (Ref: PP-14612292).

The application is supported by the following architectural plans produced by AEW Architects:

- NO1LOR-AEW-SI-XX-DR-A-05000 P04 - Site Location Plan;
- NO1LOR-AEW-SI-XX-DR-A-05001 P06 - Existing Site Plan;
- NO1LOR-AEW-XX-XX-DR-A-05050 P02 - Existing Context Elevation - West (Cheetham Hill Road);
- NO1LOR-AEW-XX-XX-DR-A-05051 P02 - Existing Context Elevation - North (Lord Street);
- NO1LOR-AEW-XX-XX-DR-A-05052 P02 - Existing Context Elevation - East (Ferne Street);
- NO1LOR-AEW-XX-XX-DR-A-05053 P02 - Existing Context Elevation - South;
- NO1LOR-AEW-SI-XX-DR-A-05100 P04 - Proposed Site Plan;
- NO1LOR-AEW-XX-B1-DR-A-05200 P05 - Proposed GA Plan – Basement;
- NO1LOR-AEW-XX-00-DR-A-05201 P05 - Proposed GA Plan – Ground;
- NO1LOR-AEW-XX-01-DR-A-05202 P04 - Proposed GA Plan – First;
- NO1LOR-AEW-XX-02-DR-A-05203 P04 - Proposed GA Plan – Second;
- NO1LOR-AEW-XX-ZZ-DR-A-05204 P04 - Proposed GA Plan - Typical Upper Floor (3rd - 14th);
- NO1LOR-AEW-XX-15-DR-A-05205 P04 - Proposed GA Plan - 15th Floor (terrace);
- NO1LOR-AEW-XX-ZZ-DR-A-05206 P04 - Proposed GA Plan - Typical Upper Floor (16th - 24th);
- NO1LOR-AEW-XX-RF-DR-A-05207 P02 - Proposed GA Plan - Roof Level;
- NO1LOR-AEW-XX-ZZ-DR-A-05300 P03 - Proposed Elevation - West (Cheetham Hill Road);

- NO1LOR-AEW-XX-ZZ-DR-A-05301 P03 - Proposed Elevation – North (Lord Street);
- NO1LOR-AEW-XX-ZZ-DR-A-05302 P03 - Proposed Elevation - East (Ferne Street);
- NO1LOR-AEW-XX-XX-DR-A-05303 P03 - Proposed Elevation – South;
- NO1LOR-AEW-XX-ZZ-DR-A-05320 P02 - Proposed Bay Study - Entrance / Colonnade;
- NO1LOR-AEW-XX-ZZ-DR-A-05321 P02 - Proposed Bay Study - Typical Upper Tower;
- NO1LOR-AEW-XX-ZZ-DR-A-05322 P02 - Proposed Bay Study - Typical Upper Tower Terrace Level;
- NO1LOR-AEW-XX-ZZ-DR-A-05323 P02 - Proposed Bay Study - Typical Upper Tower Parapet;
- NO1LOR-AEW-XX-ZZ-DR-A-05324 P02 - Proposed Bay Study - Typical Lower Tower;
- NO1LOR-AEW-XX-ZZ-DR-A-05325 P02 - Proposed Bay Study - Typical Lower Tower Parapet;
- NO1LOR-AEW-XX-ZZ-DR-A-05326 P02 - Proposed Bay Study – Townhouse;
- NO1LOR-AEW-XX-ZZ-DR-A-05327 P02 - Proposed Bay Study - Basement Elevation;
- NO1LOR-AEW-XX-ZZ-DR-A-05350 P02 - Proposed Context Elevations West (Cheetham Hill Road);
- NO1LOR-AEW-XX-ZZ-DR-A-05351 P02 - Proposed Context Elevations North (Lord Street);
- NO1LOR-AEW-XX-ZZ-DR-A-05352 P02 - Proposed Context Elevations East (Ferne Street);
- NO1LOR-AEW-XX-ZZ-DR-A-05353 P02 - Proposed Context Elevations South;
- NO1LOR-AEW-XX-XX-DR-A-05500 P02 - Proposed GA Section AA;
- NO1LOR-AEW-XX-XX-DR-A-05501 P02 - Proposed GA Section BB;
- NO1LOR-AEW-XX-XX-DR-A-05502 P02 - Proposed GA Section CC;
- NO1LOR-AEW-XX-XX-DR-A-05503 P02 - Proposed GA Section DD;
- NO1LOR-AEW-XX-XX-DR-A-05504 P02 - Proposed GA Section EE;
- NO1LOR-AEW-XX-XX-DR-A-05600 P01 – Lord Street CGI 1
- NO1LOR-AEW-XX-XX-DR-A-05601 P01 – Lord Street CGI 2; and
- NO1LOR-AEW-XX-XX-DR-A-05602 P01 – Lord Street CGI 3.

The following landscaping plans produced by Re-form have also been submitted as part of the application:

- 1259-RFM-XX-00-DR-L-0001 P03 - Illustrative Landscape Layout;
- 1259-RFM-XX-00-DR-L-0002 P01 - Illustrative Landscape Sections;
- 1259-RFM-XX-15-DR-L-0003 P01 - Amenity Roof Terrace Plan and Sections;
- 1259-RFM-XX-00-DR-L-0005 P01 - Landscape General Arrangement;
- DR 1259-RFM-XX-15-DR-L-0006 P01- L15 Amenity Roof Terrace General Arrangement & Typical Sections;
- DR 1259-RFM-XX-00-DR-L-0007 P01 - Site Sections; and
- DR 1259-RFM-XX-00-DR-L-0008 P02 - Softworks Plan.

Furthermore, CAD21 provided drawings presenting details relating to external lighting, these are:

- NO1LOR-CAD-90-B1-ZZ-DR-E-90200-P02 - External Lighting Layout; and

- NO1LOR-CAD-90-RF-ZZ-DR-E-90201-P01 - Roof Terrace Lighting Layout.

Finally, ND Oliver & Co have provided the following plan:

- 13189 / 001 - Topographical Survey

In addition to the above, the application is supported by the following technical reports:

- Air Quality Assessment, prepared by Redmore;
- Archaeology and Heritage Desk-Based Assessment, prepared by Oxford Archaeology;
- Broadband Connectivity Assessment prepared, by GTech Surveys Ltd;
- Television and Radio Reception Impact Assessment, prepared by GTech Surveys Ltd;
- Construction Phase Health Safety Plan, prepared by Linear Construction;
- Employment Opportunity Plan, prepared by Linear Construction;
- Site Waste Management Plan, prepared Linear Construction;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Design and Access Statement, prepared by AEW;
- Energy and Carbon Statement inc. Energy and Carbon proforma, prepared by Element Sustainability;
- Environmental Noise Survey and Intrusive Noise Report, prepared by Sol Acoustic;
- Environmental Standards Statement, prepared by Element Sustainability;
- Landscape DAS, prepared by Re-form
- Life Cycle Assessment, prepared by Element Sustainability;
- Environmental Statement, co-ordinated by Ramboll
 - Environmental Statement Non-Technical Summary, prepared by Ramboll
 - Environmental Statement Volume 1 – Main Environmental Statement. prepared by Ramboll;
 - Environmental Statement Volume 2 – Built Heritage, Townscape and Visual Impact Assessment, prepared by Re-form
 - Environmental Statement Volume 3 – Appendices, compiled by Ramboll
- Financial Viability Statement, prepared by CBRE;
- Flood Risk Assessment and Drainage Strategy Report, prepared by Civic;
- Gateway One Fire Statement, prepared by OFR;
- Ground Contamination Preliminary Risk Assessment, prepared by Enzygo;
- Interim Travel Plan, prepared by Curtins;
- Transport Statement, prepared by Curtins;
- Waste Management Strategy, prepared by Curtins;
- Preliminary Ecological Appraisal Report, prepared by E3P;
- Statutory Biodiversity Metric Report and Calculation Tool, prepared by E3P;
- Statement of Community Involvement, prepared by Enabl;
- Ventilation Statement, prepared by CAD21; and
- Planning Statement (including Green and Blue Infrastructure Statement), prepared by Enabl.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. McMaster', written in a cursive style.

Katarzyna McMaster
Associate
Enabl