

Planning,
Manchester City Council,
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Town Hall,
Manchester,
M60 2LA

Jones Lang LaSalle Ltd
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Our ref 4221/AM/JG

20th February 2026

Dear Sir/Madam,

We write on behalf of Centrepont Ltd, to notify you of a full planning application for the following development:

‘Development of an Independent Living Scheme including access and landscaping’.

The application was submitted via Planning Portal (PP-14715326) on 20th February 2026 and comprises the following supporting information:

- Completed Application Form (prepared by JLL)
- Covering Letter (prepared by JLL)
- Drawings:
 - Architecture Drawings (prepared by 3D Reid):
 - 250128-3DR-ZZ-XX-DR-A-08000-P03-Location Plan
 - 250128-3DR-ZZ-R1-DR-A-08002-P03-Proposed Site Plan
 - 250128-3DR-ZZ-XX-DR-A-08001-P03-Existing Site Plan
 - 250128-3DR-ZZ-00-DR-A-08010-P03-Proposed Plan - Ground Floor
 - 250128-3DR-ZZ-01-DR-A-08011-P02-Proposed Plan - First Floor
 - 250128-3DR-ZZ-XX-DR-A-08100-P02-Proposed Street Elevations
 - 250128-3DR-ZZ-XX-DR-A-08101-P03-Proposed Street Elevations
 - 250128-3DR-ZZ-R1-DR-A-08012-P03-Proposed Indicative Roof Plan
 - 250128-3DR-ZZ-XX-DR-A-08102-P03-Courtyard Elevations
 - 250128-3DR-ZZ-XX-DR-A-08200-P02-Existing Site Sections
 - 250128-3DR-ZZ-XX-DR-A-08210-P02-Proposed Sections – Short

- 250128-3DR-ZZ-XX-DR-A-08211-P02-Proposed Sections – Long
 - 250128-3DR-ZZ-XX-DR-A-08300-P02-Bay Study - Apartment to Courtyard
 - 250128-3DR-ZZ-XX-DR-A-08301-P02-Bay Study - Apartment to Street
 - 250128-3DR-ZZ-XX-DR-A-08302-P02-Bay Study – Reception
- Landscaping Drawings (prepared by Exterior Architecture)
 - 25043-EXA-ZZ-ZZ-DR-L-00101 – General Arrangement Plan
 - 25043-EXA-ZZ-ZZ-DR-L-00102 – Lighting Plan
 - 25043-EXA-ZZ-ZZ-DR-L-00103 – Boundary Treatment Plan
- Reports:
 - Acoustic Report (026413-R03-A Acoustic planning report)
 - Affordable Housing Statement (Prepared by JLL and Centrepont)
 - Air Quality Assessment (10418r2 - Air Quality Assessment - Chapman Street, Gorton)
 - Arboricultural Report (Chapman Street RTS 24062025)
 - Bat Survey (20250924 UES Bat GLTA - Land off Chapman Street, Gorton)
 - Biodiversity Net Gain Statement (20250922 UES Biodiversity Statement - Land off Chapman Street, Gorton)
 - BNG Metric (20250922 BNG Metric - Land off Chapman Street, Gorton)
 - Broadband Assessment (3658-CWC-XX-XX-RP-E-0002 -Broadband assessment)
 - Crime Impact Statement (26-0001, Chapman Street Version B)
 - Design and Access Statement (250128-3DR-XX-XX-RP-A-08700-P04-Design and Access Statement)
 - Draft Section 106 Heads of Terms (Draft Centrepont s106 HoT 170226)
 - Drainage and SuDS Strategy (3535 - Chapman Street - SuDS and Drainage Strategy - 26-02-09)
 - Management and Delivery Plan (Prepared by Centrepont)
 - Planning Statement (Prepared by JLL)
 - Space Standards Review (Prepared by Centrepont)
 - Statement of Community Involvement (Centrepont Chapman St Gorton SCI)

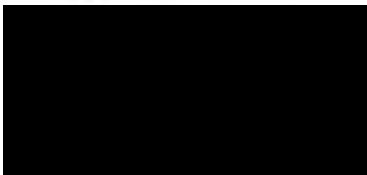
- Transport Statement including Framework Travel Plan (3535 - Chapman Street - Transport Statement - 26-02-09)
- Preliminary Ecological Appraisal (C3742_23_E_5681 - Chapman Street - Phase 1 Desk Study)
- Phase I Site Investigation (C3742_23_E_5681 - Chapman Street - Phase 1 Desk Study)
- Waste and Storage Collection Proforma (GD04_Waste_Storage_and_Collection_Guidance_for_New_Developments_v7_Sept_2023___Appendix_E_Proforma_3DR)

Payment of £21,675.00 has been made via Planning Portal to cover the application fee.

We trust the information submitted is sufficient to enable full consideration of the proposals, which we consider to be acceptable for the location and in accordance with adopted planning policies and the NPPF.

We look forward to receiving confirmation that the application has been validated. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,



Amy Murphy
Planning Consultant