AshtonHale

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal: PP-14994396

11 June 2026

Dear Sir/ Madam,

**Full Planning Application for Proposed Residential Development at 232-236 Palatine Road, Didsbury**

AshtonHale has been instructed by Marco Living 3 Ltd to submit a full planning application for a residential development at 232-236 Palatine Road, Didsbury, M20 2WF. The description of development for the application, as set out on the application forms, is:

> *"Demolition of existing buildings and the erection of a residential development with associated landscaping and infrastructure"*

The relevant application forms have been submitted via Planning Portal (Ref. PP-14994396) and a schedule of all supporting documents (the scope of which is as agreed during pre-application discussions) is attached to this covering letter. Payment of the planning application has been made via Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,

Neil Lucas
**AshtonHale Ltd**

# Application Submission Schedule – 232-236 Palatine Road

| Document | Reference | Author |
|---|---|---|
| *Plans* | | |
| Existing Plans | | |
| Site Location Plan | 1459-L0001 | OMI Architects |
| Existing Site Plan | 1459-L0100 | OMI Architects |
| Existing Site Elevation - North | 1459-L0200 | OMI Architects |
| Existing Site Elevation – East | 1459-L0201 | OMI Architects |
| Existing Site Elevation – South | 1459-L0202 | OMI Architects |
| Existing Site Elevation – West | 1459-L0203 | OMI Architects |
| Existing Site Section | 1459-L0204 | OMI Architects |
| Proposed Plans | | |
| *GA Plans* | | |
| Masterplan – Level Basement | 1459-L1000 | OMI Architects |
| Masterplan – Level 00 | 1459-L1001 | OMI Architects |
| Masterplan – Level 01 | 1459-L1002 | OMI Architects |
| Masterplan – Level 02 &03 | 1459-L1003 | OMI Architects |
| Masterplan – Level 04 | 1459-L1004 | OMI Architects |
| Masterplan – Roof Plan | 1459-L1005 | OMI Architects |
| Apartment Type A | 1459-L1100 | OMI Architects |
| Apartment Type B | 1459-L1101 | OMI Architects |
| House Type A | 1459-L1102 | OMI Architects |
| House Type B | 1459-L1103 | OMI Architects |
| Apartment Type C1 & C2 | 1459-L1115 | OMI Architects |
| Proposed Site Section AA | 1459-L1500 | OMI Architects |
| Proposed Site Section BB | 1459-L1501 | OMI Architects |
| Proposed Site Section CC | 1459-L1502 | OMI Architects |
| Proposed Site Section DD | 1459-L1503 | OMI Architects |

| Document | Reference | Author |
|---|---|---|
| Proposed Site Elevation - North | 1459-L1600 | OMI Architects |
| Proposed Site Elevation - East | 1459-L1601 | OMI Architects |
| Proposed Site Elevation - South | 1459-L1602 | OMI Architects |
| Proposed Site Elevation - West | 1459-L1603 | OMI Architects |
| *Strategy Plans* | | |
| Fire Strategy | 1459-L1010 | OMI Architects |
| Waste Management Strategy | 1459-L1011 | OMI Architects |
| Access Strategy | 1459-L1012 | OMI Architects |
| *Landscape* | | |
| Landscape Proposals | 6008-01-B | DEP |
| Soft Landscape Proposals | 6008-02 | DEP |
| *Documents and Reports* | | |
| Application Forms and Certificates | 12th June 2026 | AshtonHale |
| Covering Letter | 12th June 2026 | AshtonHale |
| Planning Statement | June 2026 | AshtonHale |
| Design and Access Statement | May 2026 | OMI Architects |
| Financial Viability Assessment | June 2026 | Tim Claxton Property |
| Arboricultural Survey | 6008-AIA-V1-A | DEP |
| Crime Impact Statement | 2024/0369/CIS/02 | Design for Security |
| Preliminary Ecological Appraisal | UES04587/12 | UES |
| Bat Scoping and Survey Report | UES04587/05 | UES |
| GCN Report | UES04587/14 | UES |
| Biodiversity Net Gain Assessment – Biodiversity Statement | UES04587/15 | UES |
| Environmental Standards Statement | 3349-CWC-XX-XX-RP-M-0001 | CWC |
| Flood Risk Assessment & Drainage Strategy | 21724-CCL-XX-XX-RP-C-02500 Rev 01 | Clancy Consulting |
| Flood Risk Sequential Test | May 2026 | AshtonHale |
| Landscape Proposal Statement | May 2026 | DEP |
| Transport Assessment and Travel Plan | 260512/SK22492/TA01(-02) | SK Transport |
| Air Quality Assessment | 8730-1r2 | Redmore Environmental |
| Noise Impact Assessment | 26028-R01-SW | Dbx Acoustics |
| Ground Conditions Phase 1 – Desk Study Report | 2500-CCL-XX-XX-RP-GE-001 Rev. 02 | Clancy Consulting |