Stantec UK Limited
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UNITED KINGDOM

14th July 2026

Project/File: 333102268
Planning Portal: PP-14939531

Manchester City Council
Planning & Development
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sue Wills,

Reference: Land at the former Peacock Centre and land at Pipewell Avenue- Full Planning Application for Clarion Housing Association Limited and Clarion Housing Property Development Services Limited

On behalf of our Clarion Housing Association Limited and Clarion Housing Property Development Services Limited ('the Applicant'), this letter has been prepared by Stantec UK Limited ('Stantec') in support of a full planning application for a proposed residential development at land at the former Peacock Centre and land at Pipewell Avenue, Gorton ('the Site').

The proposed description of development is as follows:

> *"Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.*

The scope of planning application has been informed by Manchester City Council's adopted Application Validation Checklist (2018) and pre-application discussions with the Council. The application is supported by the following plans and documents:

- Planning Applications Forms and Certificate
- Covering Letter (this document)
- Planning Statement
- Statement of Community Involvement
- Affordable Housing Statement
- Open Space Strategy
- Design and Access Statement

- Full Suite of Plans
- House Types
- Landscape Plans
- Flood Risk Assessment and Drainage Strategy
- Land Contamination Assessment (Phase 1)
- Land Contamination Assessment (Phase 2)
- Ecology Surveys and Reports
- BNG Statement and Accompanying Metric
- Arboricultural Survey and Report
- Arboricultural Method Statement
- Transport Assessment and Travel Plan
- Stage 1 Road Safety Audit
- Archaeology Assessment
- Air Quality Assessment
- Noise Impact Assessment
- Crime Impact Assessment
- Whole Life-Cycle Carbon Assessment
- Sustainability Statement
- Broadband Connectivity Assessment
- Employment, Training and Skills Plan

The requisite planning application fee of £37,569.00 will be paid by the Applicant under separate cover.

We trust the above information and the enclosed documents and plans are sufficient for Officers to validate the application. In the meantime, should you require any further information or seek clarification on any matter, please do not hesitate to contact me via the details provided.

Yours faithfully,

Stantec UK Limited



Dan Ingram
Planning Associate