

Ref: SB/6211/02/MCC 1280826 Cov Letter

FAO Ian Jarvis
Planning Department
Manchester City Council
Town Hall
Manchester



Sent by email to Ian Jarvis

28 August 2026

Dear Sir/ Madam

**PLANNING APPLICATION
SITE OF FORMER BANDSTAND PUBLIC HOUSE, 1077 HYDE ROAD,
GORTON, MANCHESTER**

Further to our series of constructive discussions and meetings with regard to the above site, I am pleased to confirm that we have amended the scheme in accordance with Manchester City Council comments. The scheme now represents a family housing scheme as requested by the LPA.

In accordance with discussions, we have updated the supporting documents. Please see attached:

- Planning Statement prepared by Peacock + Smith
- Updated PEA prepared by Tyrer Environmental – Ref: v1.1 PR-0272-24
- Updated Transport Statement prepared by Axis – Ref: 3705-01-TS-02
- Updated Framework Travel Plan prepared by Axis – Ref: 3705-01-FTP-02
- Updated Flood Risk Assessment prepared by AJP – Ref: TBS-AJP-ZZ-XX-RP-C-3000
- BNG Report prepared by Tyrer Environmental – Ref: PR-0272-24
- BNG Metric prepared by Tyrer Environmental – Ref PR-0272-24
- The application plans prepared by Atelier MB comprise:
 - Plan No. 2023 – P(902) Rev C -Proposed Site plan
 - Plan No. 2023 – P(151) – House Type A – Floor Plans
 - Plan No. 2023 – P(152) – House Type B – Floor Plans
 - Plan No. 2023 – P(153) – House Type C – Floor Plans
 - Plan No. 2023 – P(251) – House Type A – Elevations
 - Plan No. 2023 – P(252) – House Type B – Elevations
 - Plan No. 2023 – P(253) – House Type C – Elevations
 - Plan No. 2023 – P(903) Rev B – Proposed Outline Landscape Plan

The application site will deliver required housing on a prominent vacant site within the city. It will regenerate a site which has been vacant and derelict for a significant period of time. It is a site which is not contributing to the local area and detracts from the locality at the moment. The application will provide new residential accommodation with a mix of property types and sizes. It will be in a highly sustainable location and will deliver significant positive benefits to the local area.

I trust the above provides sufficient information for the application. However, should you require any further information, please do not hesitate to contact Steve Buckley on the above phone number.

Yours sincerely



STEVE BUCKLEY