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

4th September 2026

Dear Sir / Madam

**Re: replacement of existing dwelling with new residential dwelling at 2 Manchester Road, Chorlton Cum Hardy, MANCHESTER, M21 9JG**

We are writing to submit a **Full planning & demolition in a conservation area application** for works to the above site. The application has been made via the planning portal and has been given the following reference: **PP-15023641**

This letter has been attached to the electronic application
Please find enclosed:

Application Forms
This covering letter

**Architectural:**
24.EDGE.01.001B As Existing Site-001
24.EDGE.01.003A As Existing Site Location Plan A4
24.EDGE.01.004 existing basement and ground floor plans
24.EDGE.01.005 existing first and second floor plans and elevations
24.EDGE.01.006 As Existing Aerial Views
24.EDGE.01.007B As Existing Street Scene
24.EDGE.01.100K concept site plan
24.EDGE.01.101I Concept Grd Floor Plan
24.EDGE.01.102I Concept 1st Floor Plan
24.EDGE.01.103H Concept Roof Plan
24.EDGE.01.105G concept elevations
24.EDGE.01.107C Proposed Street Scene
24.EDGE.01.108B Street Scene Comparison
24.EDGE.01.110 Illustrative street scene renders
24.EDGE.01.111 Illustrative CGI renders

**Design and Access Statement:**
DAS 00 2026.09.03 Introduction
DAS 01 2026.09.03 Site Analysis

Cheshire
2 The Square,
Lymm,
Cheshire
WA13 0HX
t:01925 752414

Scottish Borders
Chambers House
72 High Street
Peebles
EH45 8SW
t:01721 729640

Cumbria
Field House,
Parkhead, Renwick,
Cumbria,
CA10 1JQ
t:01768 898933

Directors
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RIBA Chartered Practice

DAS 02 2026.09.03 Concept Development
DAS 03 2026.09.03 Design Development
DAS 04 2026.09.03 Design Proposals
DAS 05 2026.09.03 Appendices

**Engineering:**
NW13737 - 2 Manchester Road- Chorlton-cum-Hardy- Manchester- M21 9JG (3)
J8774 Structural Inspection Report
Structural Appraisal Final

**Ecology:**
Preliminary Ecological Assessment: LEL_M219JG_PEA_2025 REV B FINAL 200726
Tree Survey: BS5837 Tree Survey_AIA_AMS 2 Manchester Road M21 9JG REV B 290626
Bat Survey: LEL_BAT_M219JG_2026 REV A FINAL 220726

**Heritage Consultant:**
2 Manchester Rd Chorlton cum Hardy Significance Assessment JWC 6.01.26
2 Manchester Rd, Chorlton cum Hardy HS 17.08.26

**Planning Consultant:**
Planning Statement: SA PS 26 08 26 2 Mcr Rd Chorlton
SA PS 08 26 Appendix 8.1 Hale Barns
SA PS 08 26 Appendix 8.2 Heathway
SA PS 08 26 Appendix 8.3 Wilmslow PP
SA PS 08 26 Appendix 8.3a Wilmslow PP officer report

**Landscape Architect:**
Landscape General Arrangement: 498-LYR-XX-ZZ-DWG-L-1002 [General Arrangement] Rev 2
Landscape Design and Access Statement: 498-LYR-XX-ZZ-RPT-L-0002-01 DAS

**Survey:**
3238_Basement_Floor_Plan
3238_Elevations
3238_First_Floor_Plan
3238_Ground_Floor_Plan
3238_Second_Floor_Plan
3238_Topographical_Survey

The proposal consists of:

Demolition of existing residential dwelling and erection of replacement residential 5-bed dwelling

We respectfully ask that in accordance with the NPPF Section 4. "Decision-making" (Paragraphs 39 to 60) that the LPA engage "proactively and positively" with the applicant and their agent, and enter into a dialogue ahead of determination should there be any reasons that the application is not supported.

We trust this all to be in order, however should you require any further information or wish to discuss any element of the proposals please contact this office.

Yours faithfully

*Keven Lester*
On behalf of Cb3 Design