AshtonHale

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

October 2026

Dear Sir/ Madam,

Full Planning Permission for Residential Development at 188 Wilmslow Road, Manchester

AshtonHale has been instructed by Greyslow Limited to submit a full planning application for a residential development at 188 Wilmslow Road, Fallowfield, Manchester. The description of development for the application, as set out on the application forms, is:

"Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"

The relevant application forms have been submitted via Planning Portal (Ref. **PP-14732305**) and a schedule of all supporting documents is attached to this covering letter. Payment of the planning application has been made via Planning Portal. It is noted that a number of the supporting documents were finalised prior to the recent publication of the new National Planning Policy Framework (NPPF) in August 2026, however, it is considered that the new NPPF does not change the conclusions reached in those documents.

As outlined within the attached submission schedule, an Archaeological Desk-Based Assessment ('DBA') has been uploaded with the application for validation purposes (RPS Group Plc, November 2020) however, the Applicant confirms commitment to update this report to align with updated policy and development proposals. An updated report is expected to be issued to the Council within the next 10 working days.

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,

[redacted]

Cait O'Dowd

Planner

[redacted]

AshtonHale Ltd

188 Wilmslow Road Submission Schedule

Document	Date/ Reference	Author
Reports		
Application Forms	September 2026	
Covering Letter	September 2026	AshtonHale Ltd.
Planning Statement – Statement of Community Involvement – Affordable Housing Statement – Local Labour Agreement – Blue and Green Infrastructure Statement – Broadband Connectivity Assessment – Framework CEMP	September 2026	
Design and Access Statement - Refuse Collection Strategy - Road Width and Parking Dimensions	September 2026	Nick Moss Architects
Development Options Appraisal	September 2026	AshtonHale Ltd.
BNG Baseline Assessment & Metric		Arbtech
Acoustic Assessment	P5689/R01/PJK	AEC
Air Quality Assessment	9946r2	Redmore Environmental
Archaeological Assessment *	26336*	RPS Group
Daylight/ Sunlight Assessment	26029	Smith Marston

Document	Date/ Reference	Author
Development Options Appraisal	September 2026	AshtonHale Ltd.
Ecology Assessment and Roost Assessment	November 2025	Arbtech
Ground Level Tree Assessment	February 2026	eps
Geoenvironmental Site Assessment	26029	E3P
Environmental Standards Statement	September 2026	Civic
Flood Risk and Drainage Strategy		LK Group
Heritage Assessment	September 2026	Levrant
Transport Statement & Travel Plans	J000664	Focus
Viability Assessment		Roger Hannah
Drawings		
Existing Block Plan	AL(02)001-P1	Nick Moss Architects
Existing Location Plan	AL(02)002-P1	
Existing Basement Floor Plan	AL(02)009-P1	
Existing Ground Floor Plan	AL(02)010-P1	
Existing First Floor Plan	AL(02)011-P1	
Existing Second Floor Plan	AL(02)012-P1	
Existing Third Floor Plan	AL(02)013-P1	
Existing Roof Plan	AL(02)014-P1	
Existing Elevation 01	AL(02)020-P1	
Existing Elevation 02	AL(02)021-P1	
Existing Elevation 03	AL(02)022-P1	

Document	Date/ Reference	Author
Existing Elevation 04	AL(02)023-P1	
Existing Elevation 05	AL(02)024-P1	
Existing Elevation 06	AL(02)025-P1	
Historical Development	AL(02)050-P1	
Ground Floor Demolition	AL(02)060-P1	
Second Floor Demolition	AL(02)062-P1	
Proposed Location Plan	AL(05)001-P1	
Proposed Basement Floor Plan	AL(05)009-P1	
Proposed Ground Floor Plan	AL(05)010-P1	
Proposed First Floor Plan	AL(05)011-P1	
Proposed Second Floor Plan	AL(05)012-P1	
Proposed Roof Plan	AL(05)013-P1	
Existing and Proposed Levels	AL(05)015-P1	
Proposed Elevation 01	AL(05)020-P1	
Proposed Elevation 02	AL(05)021-P1	
Proposed Elevation 03	AL(05)022-P1	
Proposed Elevation 04	AL(05)023-P1	
Proposed Elevation 05	AL(05)024-P1	
Proposed Elevation 06	AL(05)025-P1	
Proposed Elevation 07	AL(05)026-P1	
Proposed Elevation 08	AL(05)027-P1	

Document	Date/ Reference	Author
Proposed Elevation 09	AL(05)028-P1	
Proposed Elevation 10	AL(05)029-P1	
Proposed Elevation 11	AL(05)030-P1	
Proposed Elevation 12	AL(05)031-P1	
Proposed Elevation 13	AL(05)032-P1	
Proposed Materials 01	AL(05)040-P1	
Proposed Materials 02	AL(05)041-P1	
Villa - Proposed Basement Floor Plan	AL(05)049-P1	
Villa - Proposed Ground Floor Plan	AL(05)050-P1	
Villa - Proposed First Floor Plan	AL(05)051-P1	
Villa - Proposed Second Floor Plan	AL(05)052-P1	
House Type A Proposed Plans	AL(05)200-P1	
House Type A Proposed Elevations	AL(05)201-P1	
House Type A Proposed Section	AL(05)202-P1	
House Type B Proposed Plans	AL(05)210-P1	
House Type B Proposed Elevations	AL(05)211-P1	
House Type B Proposed Section	AL(05)212-P1	
House Type C Proposed Plans	AL(05)220-P1	
House Type C Proposed Elevations	AL(05)221-P1	
House Type C Proposed Section	AL(05)222-P1	
House Type D Proposed Plans	AL(05)230-P1	

Document	Date/ Reference	Author
House Type D Proposed Elevations	AL(05)231-P1	
House Type D Proposed Section	AL(05)232-P1	
Proposed Sections Key	AL(05)300-P1	
Proposed Sections 01	AL(05)310-P1	
Proposed Sections 02	AL(05)311-P1	
Proposed Sections 03	AL(05)312-P1	
Proposed Sections 04	AL(05)313-P1	
Proposed Sections 05	AL(05)314-P1	
Proposed Refuse Collections Strategy	AL(05)800-P1	
Proposed Access	AL(05)801-P1	
Proposed Highways Dimensions	AL(05)810-P1	
Proposed CG1 01	AL(05)900-P1	
Proposed CG1 02	AL(05)901-P1	
Proposed CG1 03	AL(05)902-P1	
Proposed CG1 04	AL(05)903-P1	
Proposed CG1 05	AL(05)904-P1	
Proposed CG1 06	AL(05)905-P1	
Proposed CG1 07	AL(05)906-P1	
Proposed CG1 08	AL(05)907-P1	
Proposed CG1 09	AL(05)908-P1	
Proposed Landscape	AL(05)500-P1	

Document	Date/ Reference	Author
Proposed Tree Retention	AL(05)700-P1	
Hardstanding Overlay	AL(05)701-P1	

* As confirmed with the Council, this report will be updated to align with updated policy and development proposals.