8th October 2026
Our Ref: 2025.021

Katarzyna McMaster MRTPI
69 Ashfield Road
Altrincham
WA15 9QN

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

To whom it may concern,

Re: Proposed Development at land bounded by Old Mill Street and Lampwick Lane, Manchester, M4 6EE

We are pleased to submit this Full Planning Application, on behalf of Zentra New Islington Limited, for the following proposed development at Old Mill Street, Manchester:

Erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works.

The requisite planning application fee (£27,019.00) has been paid online via the planning portal (Ref: PP-15192446).

The application is supported by the following plans:

Title	Drawing No.	Rev.	Prepared by
Architectural Plans:			
Site Location Plan	OLDMS-BUT-ZZ-00-DR-A-90010	P01	Buttress Architects
Existing Site Plan – Planning	OLDMS-BUT-ZZ-00-DR-A-90100	P02	
Proposed Site Plan - Planning	OLDMS-BUT-ZZ-00-DR-A-90400	P02	
Ground Floor GA Plan - Planning	OLDMS-BUT-01-00-DR-A-94000	P04	
First Floor GA Plan - Planning	OLDMS-BUT-01-01-DR-A-94001	P04	
Typical Floor GA Plan - Planning	OLDMS-BUT-01-ZZ-DR-A-94002	P03	
Fifth Floor GA Plan - Planning	OLDMS-BUT-01-05-DR-A-94005	P03	
Roof GA Plan - Planning	OLDMS-BUT-01-R5-DR-A-94006	P03	
Existing GA Elevations – South	OLDMS-BUT-01-ZZ-DR-A-92001	P02	

Title	Drawing No.	Rev.	Prepared by
Existing GA Elevations – North	OLDMS-BUT-01-ZZ-DR-A-92002	P02	
Planning GA Elevations – South	OLDMS-BUT-01-ZZ-DR-A-95001	P03	
Planning GA Elevations - North	OLDMS-BUT-01-ZZ-DR-A-95002	P03	
Planning GA Longitudinal Sections	OLDMS-BUT-01-ZZ-DR-A-96001	P04	
Planning GA Cross Sections	OLDMS-BUT-01-ZZ-DR-A-96002	P04	
Planning Bay Study and Section	OLDMS-BUT-ZZ-ZZ-DR-A-96500	P02	
Planning Window Study and Section	OLDMS-BUT-ZZ-ZZ-DR-A-96600	P02	
Landscape Plans:			
General Arrangement Plan	2520-CWS-XX-00-DR-L-1001	P03	CW Studio
General Arrangement Roof Plan	2520-CWS-XX-00-DR-L-1002	P03	
Softworks Plan	2520-CWS-XX-00-DR-L-2000	P03	
Hardworks & Levels Plan	2520-CWS-XX-00-DR-L-3000	P02	
CGIs:			
Old Mill Street View 1	OLDMS-BUT-01-ZZ-DR-A-97000	P01	Buttress Architects
Old Mill Street View 2	OLDMS-BUT-01-ZZ-DR-A-97001		
Lampwick Lane View	OLDMS-BUT-01-ZZ-DR-A-97002		
Lampwick Lane Lookdown	OLDMS-BUT-01-ZZ-DR-A-97003		

In addition to the above, the application is supported by the following technical reports:

- Air Quality Assessment, prepared by Redmore Environmental;
- Broadband Connectivity Assessment, prepared by GTech Surveys;
- Crime Impact Statement, prepared by Design for Security;
- Daylight & Sunlight Amenity Impact Assessment Report, prepared by Proximity;
- Design and Access Statement, prepared by Buttress Architects;
- Flood Risk Assessment & Drainage Strategy Report, prepared by Renaissance;
- Energy Statement and Carbon Proforma, prepared by Crookes Walker Consulting;
- Geo-Environmental Appraisal, prepared by Groundtech;
- Heritage Statement, prepared by SLR Consulting Limited;
- Landscape Strategy, prepared by CW Studio;
- Letter of Reliance – Contamination Reports, prepared by Groundtech;
- Local Benefit Proposal, prepared by McCauls;
- Noise Impact Assessment, prepared by Hann Tucker Associates;
- Permanent Ground Gas Risk Assessment, prepared by Groundtech;

- Phase 1 Preliminary Risk Assessment, prepared by SLR Consulting Limited;
- Planning Statement, prepared by Enabl;
- Preliminary Ecological Appraisal, prepared by E3P;
- Remedial Specification, prepared by Groundtech;
- Statement of Community Involvement, prepared by Enabl;
- Supporting Statement – Affordable Housing, prepared by L&Q;
- Television and Radio Reception Impact Assessment, prepared by GTech Surveys;
- Transport Statement & Framework Travel Plan, prepared by Mode Transport;
- Viability Statement, prepared by Roger Hannah; and
- Waste Management Strategy Proforma, prepared by Buttress.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Katarzyna McMaster MRTPI
Associate
Enabl