Euan Kellie
PROPERTY SOLUTIONS

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Manchester City Council
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

Our Ref: EKPS/251004/EP

Submitted Via Planning Portal

8 May 2026

Dear Sir or Madam

Former Buzz Bingo, Belle Vue, Manchester: Application for Full Planning Permission for Residential Development

Planning Portal Reference: PP-14860424

On behalf of our client, Kellen Homes Limited and Jigsaw Homes North, please find enclosed an application for full planning permission for the following works:

"Erection of a residential development comprising 152 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways and highways, parking provision and other associated works" (hereafter referred to as "the Proposed Development").

A schedule of supporting documents has been agreed with officers as part of the pre-application consultation process. In line with these discussions the following information has been submitted by way of the Planning Portal in support of the planning application:

- Planning Application Forms and Certificates;
- Site Location Plan;
- Scheme Plans prepared by Kellen Homes:
  - Existing Site Plan
  - Existing and Proposed Scheme Plans, Elevations and Sections
  - Topographical Survey
  - Landscaping Plans
- Design & Access Statement prepared by Kellen Homes;
- Noise Assessment prepared by e3p;
- Statement of Community Involvement prepared by Lexington Communications;
- Economic Statement prepared by Donald Webb Associates;

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Registered Company Number: 08510332. VAT Number: 166 1177 09.

Regulated by RICS

- Archaeological Desktop Study prepared by Fenix Heritage;
- Energy and Environmental Standards Statement prepared by Energist;
- Phase 1 and 2 Ground Conditions Assessment and Remediation Strategy prepared by e3p;
- MCC Waste Proforma prepared by Kellen Homes;
- Construction Management Plan prepared by Kellen Homes;
- Air Quality Impact Assessment prepared by Redmore;
- Flood Risk Assessment and Drainage Strategy prepared by Townsend Water Engineering;
- Preliminary Ecological Appraisal and Bat Survey prepared by Arbtech;
- Biodiversity Net Gain Metric prepared by Arbtech;
- Transport Assessment and Travel Plan prepared by Eddisons;
- Tree Survey / Arboricultural Survey prepared by Arbtech;
- Broadband Connectivity Statement prepared by Kellen Homes;
- Crime Impact Assessment prepared by Greater Manchester Police;
- Local Labour Agreement prepared by Kellen Homes;
- Affordable Housing Statement prepared by Jigsaw Homes North;
- Financial Viability Assessment prepared by Roger Hannah

Payment of the required Planning Application Fee in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), will be made on submission of the application.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone (07500 104 178) or by email (ellie@euankellie.co.uk) should any matters arising from the application require clarification.

Kind regards.

[redacted]

Ellie Philcox
Director
[redacted]

Enc: Planning Application Submission