

5 May 2022

FAO Sue Wills

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sue,

Former Jackson's Brickworks Site, Land bound by Ten Acres Lane, Mitchell Street and Rochdale Canal – Hybrid Planning Application

On behalf of our client Nuvu Development Ltd, a subsidiary of Your Housing Group ('the Applicant'), please find enclosed a Hybrid Planning Application (part detailed, part outline), which seeks approval from Manchester City Council for the redevelopment of the former Jackson's Brickworks site in Newton Heath.

The Site is 19.1 hectares and is bound by the Rochdale Canal to the north, Newton Heath Resource Centre to the east, residential areas to the south and derelict industrial Sites to the west.

Description of Development

The Proposed Development will come forward in phases as follows:

- An initial phase submitted in full for 378 residential units, a community hub building (with commercial floorspace at the ground floor level), public realm and landscaping, car parking and cycle storage provision, serving and access arrangements, highways improvements and associated works.
- Subsequent phases submitted in outline with all matters reserved, except for the main points of access, including: a Secondary school and associated sports facilities, including playing field provision, and, a further phase of residential development comprising up to 338 residential units, with public realm and landscaping, cycle and car parking provision, and associated works.

The description of development as stated on the planning application form is as follows:

"Hybrid planning application, pursuant to planning application ref: 129197/FO/2021, for the comprehensive redevelopment of the site to create up to 716 dwellings and a new secondary school, comprising of:

- *Phase 1: Full planning permission for erection of new homes (Use Class C3) and a new community building with ground floor commercial floorspace (Use Classes E, F1 and F2), all with associated car parking, highways, landscaping and new public realm creation, and other associated works.*

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

- *Subsequent phase of development submitted in outline (with all matters reserved except for the main points of access) for:*
 - *a new secondary school (Use Class F1), with associated car parking, highways arrangements, landscaping and other associated works.*
 - *“the erection of new homes (Use Class C3), with associated car parking, highways, landscaping and new public realm creation, and other associated works.”*

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with this application:

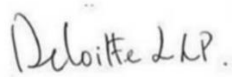
- Application form, certificates and notices, prepared by Deloitte;
- Site Location Plan and Existing Site Plan, prepared by Planit-ie;
- Phasing Plan and Parameter Plans, prepared by Planit-ie;
- Detailed Proposed Plans, Sections and Elevations, prepared by Barton Willmore;
- Illustrative Masterplan, prepared by Planit-ie;
- Landscaping Plans prepared by Planit-ie;
- Design and Access Statement prepared by Planit-ie and Barton Willmore;
- Statement of Consultation, prepared by Lexington with input from Deloitte;
- Ventilation Strategy, prepared by ECS;
- Landscaping / Public Realm Strategy (within DAS), prepared by Planit-ie;
- Archaeological Desktop Report, prepared by Arup;
- Energy Statement, prepared by ECS;
- Crime Impact Statement, prepared by GMP;
- Travel Plan Framework, prepared by Vectos;
- Site Waste Management Strategy (incl. within the DAS – Refuse Strategy), prepared by Barton Willmore;
- Sustainability Report and Environmental Standards Statement, prepared by SLR;
- Education Facilities Note (incl. within this Planning Statement), prepared by Chilton Estates / Your Housing Group with input from Department for Education;
- Local Labour Agreement prepared by Chilton Estates / Your Housing Group;
- Environmental Statement Volume 1:
 - Construction Management and Phasing prepared by Wardell Armstrong;
 - Townscape and Visual Impact prepared by Planit-ie;
 - Noise and Vibration prepared by Wardell Armstrong;
 - Transport prepared by Vectos;
 - Ecology prepared by Wardell Armstrong;
 - Air Quality prepared by Wardell Armstrong;
 - Ground Conditions prepared by Wardell Armstrong;
 - Water Resources, Flood Risk and Drainage prepared by AJP;
 - Socio-Economics, prepared by ekosgen;
- Environmental Statement Volume 2: Technical Appendices prepared by technical consultants; and
- Environmental Statement Volume 3: Non-Technical Summary prepared by Deloitte with input from technical consultants.

Application Fee

Payment of the planning application fee in the sum of £94,919 has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee. This application has been submitted via Planning Portal under reference PP-11124303.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Rachel Brown ([REDACTED]) and Jemma Brabrook ([REDACTED]).

Yours sincerely



For Deloitte LLP

Encl.