

Our Ref: 04C100714

Your Ref: PP-10356184

17 March 2022

Jennifer Atkinson
Planning and Building Control
Manchester City Council
532 Town Hall
PO Box
Manchester
M60 2LA

Submitted via the Planning Portal (Ref: PP-10356184)

Dear Jennifer,

Full Planning Application - Ancoats Works, Pollard Street, Manchester

On behalf of our client, Banidev Limited C/O Capital & Centric and Kamani Property Group, please find enclosed a planning application for the following development:

"Full planning application for a residential-led development to provide 183 no. apartments and 10 no. townhouses (Use Class C3) and flexible commercial space (Use Class E/ sui generis) across two new development blocks and refurbishment of the southern part of the Ancoats Works building including its Pollard Street façade, together with landscaping, parking, cycle parking, supporting infrastructure and associated works, following the demolition and partial demolition of existing buildings on site."

At: Ancoats Works, Pollard Street, Manchester.

Due to the nature of the proposals and impact upon Listed Buildings, a separate Listed Building Consent application has been submitted in parallel with this application (PP Ref: PP-11122407), for:

"Listed building consent for removal of an existing roof structure between Hope Mill and Ancoats Works, the replacement of existing gates fronting Pollard Street, and associated works in connection with the residential-led development of Ancoats Works."

This planning application is supported by a comprehensive suite of plans and documents which have been prior agreed with Officers and are listed on the enclosed application submission schedule.

The requisite application fee of £45,855 (£45,827 plus £28 planning portal service fee) is being paid via the Planning Portal (Ref: PP-10356184).

I trust that the above details are sufficient to validate the application at your earliest convenience. However, should you have any queries, please do not hesitate to contact me.



Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey

Associate Director

+44 (0)7831 402 681

Ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Enc: Submission Schedule & Drawing Register

Schedule of Supporting Documents

Title	Date/ Reference	Author
Documents		
Application form, certificates and notices	March 2022	Avison Young
Air Quality Assessment	November 2021 / 102677	Miller Goodall
Broadband Connectivity Assessment	November 2021	WECE
Construction Management Plan	November 2021	Capital & Centric/ Chroma
Crime Impact Statement	November 2021 / 2018/0988/CIS/02	GMP
Daylight/ Sunlight/ Overshadowing Assessment	November 2021	GIA
Design and Access Statement (including Waste Management Plan and Public Realm Statement)	March 2022	BDP
Daytime Bat Survey and Ecological Scoping Survey	November 2021	Rachel Hacking
Environmental Standards Statement	November 2021	WECE
Fire Statement	November 2021 / BB-PGO-11199-OF-01	BB7
Flood Risk Assessment	November 2021 / 9809-WML-00-XX-RP-C-1002 P02	WML Consulting Ltd
Drainage Strategy	November 2021 / 9809-WML-00-XX-RP-C-1001 P02	WML Consulting Ltd
Site Investigation Report Phase 1	November 2021 / 9809G-WML-XX-ZZ-RP-G-0001	WML Consulting Ltd
Historic Environment Desk Based Assessment	December 2021	ARS
Local Labour Agreement	March 2022	Avison Young
Noise Impact Assessment	November 2021 / P21-076-R01v04	Hepworth Acoustics
Planning Statement	March 2022	Avison Young

Statement of Community Involvement	December 2021	Font Comms
Transport Statement and Interim Travel Plan	November 2021 / 211109/SK22125/TS01	SK Transport
TV and Radio Reception Impact Assessment	November 2021	G-Tech
Viability Report	November 2021	Roger Hannah
External Works Material Matrix Report	March 2022	BDP
Drawings		
Site Location Plan	1596-BDP-YY-XX-DR-A-00001-P04	BDP
Existing GA Plans - Ground Floor	1596-BDP-XX-00-DR-A-00200-P03	BDP
Proposed Demolition Plan Ground	1596-BDP-XX-00-DR-A-10200-P03	BDP
Proposed GA Plan- Ground	1596-BDP-XX-00-DR-A-20200-P12	BDP
Existing GA Plans First Floor	1596-BDP-XX-01-DR-A-00200-P03	BDP
Proposed Demolition Plan First Floor	1596-BDP-XX-01-DR-A-10200-P03	BDP
Proposed GA Plan - First Floor	1596-BDP-XX-01-DR-A-20200-P11	BDP
Existing GA Plans Second Floor	1596-BDP-XX-02-DR-A-00200-P03	BDP
Proposed Demolition Plan Second Floor	1596-BDP-XX-02-DR-A-10200-P03	BDP
Proposed GA Plan - Second Floor	1596-BDP-XX-02-DR-A-20200-P11	BDP
Proposed GA Plan - Third Floor	1596-BDP-XX-03-DR-A-20200-P11	BDP
Proposed GA Plan - Fourth Floor	1596-BDP-XX-04-DR-A-20200-P11	BDP
Proposed GA Plan - Fifth Floor	1596-BDP-XX-05-DR-A-20200-P11	BDP
Proposed GA Plan - Sixth Floor	1596-BDP-XX-06-DR-A-20200-P11	BDP

Proposed GA Plan - Seventh Floor	1596-BDP-XX-07-DR-A-20200-P11	BDP
Proposed GA Plan - Eighth Floor	1596-BDP-XX-08-DR-A-20200-P10	BDP
Existing Elevations - North, South, East & West	1596-BDP-XX-XX-DR-A-00300-P03	BDP
Existing Elevations - Listed Building Consent	1596-BDP-XX-XX-DR-A-00301-P03	BDP
Hope Mill Listed Building Consent - GA Plan	1596-BDP-XX-XX-DR-A-10201-P03	BDP
Proposed Demolition Elevation North	1596-BDP-XX-XX-DR-A-10301-P03	BDP
Proposed Demolition Elevation East	1596-BDP-XX-XX-DR-A-10302-P03	BDP
Proposed Demolition Elevation South	1596-BDP-XX-XX-DR-A-10303-P03	BDP
Proposed Demolition Elevation West	1596-BDP-XX-XX-DR-A-10304-P03	BDP
Hope Mill Listed Building Consent - Roof Removal	1596-BDP-XX-XX-DR-A-10306-P03	BDP
Hope Mill Listed Building Consent - Gate Replacement	1596-BDP-XX-XX-DR-A-10307-P03	BDP
Proposed GA Elevation - North Elevation	1596-BDP-XX-XX-DR-A-20301-P07	BDP
Proposed GA Elevation - East Elevation	1596-BDP-XX-XX-DR-A-20302-P07	BDP
Proposed GA Elevation - South Elevation	1596-BDP-XX-XX-DR-A-20303-P07	BDP
Proposed GA Elevation - West Elevation	1596-BDP-XX-XX-DR-A-20304-P07	BDP
Proposed GA Elevation Internal Courtyard Elevations	1596-BDP-XX-XX-DR-A-20305-P08	BDP
Proposed GA Elevations - Site Context	1596-BDP-XX-XX-DR-A-20320-P03	BDP
Proposed GA Section AA & BB	1596-BDP-XX-XX-DR-A-20401-P05	BDP

Proposed GA Section CC, DD, EE, FF & GG	1596-BDP-XX-XX-DR-A-20402-P04	BDP
Facade Study - Carruthers St Facade	1596-BDP-XX-XX-DR-A-21601-P03	BDP
Facade Study - Canal Front Facade	1596-BDP-XX-XX-DR-A-21602-P03	BDP
Facade Study - Ancoats Works Courtyard Facade	1596-BDP-XX-XX-DR-A-21603-P02	BDP
Facade Study - Corner Building Facade	1596-BDP-XX-XX-DR-A-21604-P02	BDP
Facade Study - New Build Courtyard Facade	1596-BDP-XX-XX-DR-A-21605-P03	BDP
Landscape Levels Strategy Plan	1596-BDP-XX-00-DR-L-90200_P07	BDP
Coloured Landscape Masterplan	1596-BDP-XX-00-DR-L-90201_P06	BDP
Landscape General Arrangement	1596-BDP-XX-00-DR-L-90202_P03	BDP
Landscape Sections	1596-BDP-XX-00-DR-L-90203_P01	BDP
Planting Strategy Plan	1596-BDP-XX-00-DR-L-90400_P01	BDP
Landscape Typical Tree Pit Detail	1596-BDP-XX-00-DR-L-90600_P01	BDP