

6th May 2022

S. Wills
Planning Department
Manchester City Council,
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Ms Wills

Land at New Smithfield Market – Demolition of existing buildings and erection of two industrial units (Class B8) with ancillary office space (Class B1) with associated access, parking, service yard and landscaping including the replacement of the access roadway to the existing adjacent unit.

We have today submitted, on behalf of our clients EE Barton Estates and Khanjra International Foods Ltd a Full Planning Application for development at the above site.

The proposed development is:

“Demolition of existing buildings and erection of two industrial units (Class B8) with ancillary office space (Class B1) with associated access, parking, service yard and landscaping including the replacement of the access roadway to the existing adjacent unit.”

The application has been submitted via Planning Portal accompanied by a suite of supporting documents. These documents include:

Application Drawing/Document	Author
Enabling Works Plan – Rev A	Cube Architecture
Location Plan	Cube Architecture
Existing Site Plan	Cube Architecture
Proposed Site Plan – Rev E	Cube Architecture
Proposed Unit 1 GA Plan Rev. D	Cube Architecture
Proposed Unit 1 GA Roof Plan Rev. B	Cube Architecture
Proposed Unit 1 GA Elevations Rev. D	Cube Architecture
Proposed Unit 2 GA Plan Rev. C	Cube Architecture
Proposed Unit 2 Office Plan Rev. C	Cube Architecture
Proposed Unit 2 GA Roof Plan Rev. A	Cube Architecture
Proposed Unit 2 GA Elevations Rev. B	Cube Architecture
Proposed Site Sections	Cube Architecture
Design and Access Statement Rev. A	Cube Architecture
Landscaping Plans including planting plans	TPM Landscaping
Planning Statement	Russell WBHO
Transport Statement	Eddisons
Noise Impact Assessment	E3P
Air Quality Assessment	Ensafe
Enabling Works Strategy	E3P
Phase I and Phase II Geo-Environmental Site Assessment	E3P
Supplementary GI Information	E3P
Ground Gas Addendum Report	E3P
Ecological Appraisal	E3P

Flood Risk Assessment and Drainage Strategy	EMM Ltd
Arboricultural Method Statement Rev. C	Mulberry
Arboricultural Implications Assessment Rev. C	Mulberry
Sustainability/Energy Statement	Complete Sustainability Solutions
Crime Impact Statement	A.P Martin
Demolition Method Statement	P.P O'Connor
Construction Management Plan	Russells Construction
Construction Phase Plan	Russells Construction
Waste Management Proforma	Russells Construction
External Lighting Plan	Kingfisher

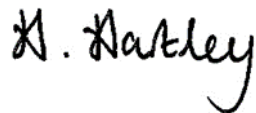
The following documents have been submitted to the Council directly due to an upload failure caused by file size restrictions on the Portal:

- **Existing Site Plan;**
- **Phase 1 and 2 Geo-Environmental Site Assessment;**
- **Supplementary GI Statement**
- **Ground Gas Addendum Report**

The proposed development comprises 11,988 sq m in total and the requisite planning application fee in this instance is £38,071 (including service charge). Payment has been made directly to the planning portal.

I trust the above information is sufficient to validate the application and I look forward to receiving confirmation it has been received.

Yours Sincerely,



Helen Hartley
Planning Manager
Russell WBHO

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