

Our Ref: 04C100714

Your Ref: PP- 11122407

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- 11122407)**

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:

*"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."*

At: Ancoats Works, Pollard Street, Manchester.

A separate full planning application (PP Ref: PP-10356184) is being submitted in conjunction with this listed building consent application for the following development:

*"Full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (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."*

This listed building consent 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 schedule. Please note that a listed building works method statement is currently being prepared and will be submitted as soon as possible during the application determination period.

I trust that the above details are sufficient to validate the application and to allow you to progress it towards determination at your earliest convenience.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



A handwritten signature in black ink, reading "E. Harvey".

**Ed Harvey**

**Associate Director**

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**For and on behalf of Avison Young (UK) Limited**

### Schedule of Supporting Documents

| Title                                               | Date/ Reference               | Author                           |
|-----------------------------------------------------|-------------------------------|----------------------------------|
| <b>Documents</b>                                    |                               |                                  |
| Application form, certificates and notices          | March 2022                    | Avison Young                     |
| Design and Access Statement                         | March 2022                    | BDP                              |
| Historic Environment Desk Based Assessment          | March 2022                    | Archaeological Research Services |
| Planning Statement                                  | March 2022                    | Avison Young                     |
| <b>Drawings</b>                                     |                               |                                  |
| 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                              |
| 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                              |
| Site Location Plan- Listed Building Consent         | 1596-BDP-YY-XX-DR-A-00006-P02 | BDP                              |
| Redline Boundary- Listed Building Consent           | 1596-BDP-YY-XX-DR-A-00007P02  | BDP                              |