

Dave Brettell
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

8th February 2022

Dear Dave,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE ERECTION OF A 7 STOREY BUILDING WITH COMMERCIAL
FLOORSPACE (USE CLASS E/SUI GENERIS) ON THE FIRST AND SECOND FLOORS AND FOUR FLOORS
(3RD-6TH) OF RESIDENTIAL CONTAINING 4 APARTMENTS (USE CLASS C3), WITH ASSOCIATED
PARKING AND SERVICING.
50-56 GREAT BRIDGEWATER STREET, MANCHESTER
PP-10564110**

Please find enclosed a Full Planning application for the erection of a 7 storey building with commercial floorspace (Use Class E/Sui Generis) on the first and second floors and four floors (3rd-6th) of residential containing 4 apartments (Use Class C3), with associated parking and servicing. The application has been made on behalf of the applicant, 'Arrowsmith Management Ltd', and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and land within the applicants ownership edged in blue; and
- A planning application fee of £3,724 (PP-10564110).

Our pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These include:

- Design & Access Statement prepared by LRW;
- Affordable Housing Statement prepared by Zerum;
- Archaeological Desk Based Study prepared by Archaeological Research Services Ltd.;
- Blue and Green Infrastructure Statement prepared by Zerum;
- Broadband Connectivity Assessment prepared by GTech;
- Circular Economy Assessment prepared by Element Sustainability;
- Draft Construction Management Plan, prepared BCEGI;
- Crime Impact Statement prepared by Greater Manchester Police;

- Phase 1 Ecology Assessment prepared by ERAP Consultant Ecologists;
- Energy Statement prepared by King Associates;
- Environmental Standards Statement prepared by Element Sustainability;
- Fire Statement prepared by AM Pyro Consulting;
- Flood Risk Assessment, prepared by Renaissance;
- Drainage Strategy, prepared by Renaissance;
- Phase 1 Ground Investigation prepared by Renaissance;
- Heritage Assessment, prepared by Turley Heritage;
- Statement of Consultation prepared by Counter Context;
- Tall Building Statement prepared by Zerum (included within this statement);
- Transient Overshadowing Assessment prepared by GIA;
- Transport Statement prepared by Mosodi;
- Travel Plan prepared by Mosodi;
- TV and Radio Reception Survey prepared by GTech; and
- Viability Statement prepared by Tim Claxton Property Ltd.

Whilst this application by itself would not be classed as EIA Development the Application is associated with the adjacent site at Trumpet Street, Albion Street, Great Bridgewater Street for the erection of a 26 storey residential tower for 72 apartments (Use Class C3,) with associated car parking, cycle parking, sub station, servicing, and associated landscaping works (PP-10564022). The same suite of documents have been submitted for both applications. The Applications are submitted by the same applicant and will be brought forward together. The reports therefore consider both sites.

The application is therefore also accompanied by an Environmental Statement (ES) which comprises:

- Volume 1: Main Body;
- Volume 2: Technical Appendix; and
- Volume 3: Non-Technical Summary.

Within the ES the following are addressed:

- Air Quality and Dust Assessment, prepared by Redmore Environmental;
- Noise and Vibration Assessment, prepared by Hydrock;
- Wind Microclimate, prepared by GIA;
- Daylight and Sunlight Assessment, prepared by GIA;
- Built Heritage, prepared by Turley Heritage;
- Greenhouse Gas Emissions, prepared by Buro Happold; and
- Townscape and Visual Impacts Assessment prepared by Tyler Grange;

In addition, the application is supported by the following architectural drawings:

<i>LRW drawings No.</i>	<i>Description</i>	<i>Scale</i>
Existing Drawings		
8158-L(00)113A	Site Edged Red – Site B	1:1250@A4
Site Plan Drawings		
8158-L(00)72N	Proposed Ground Floor Plan	1:100@A1
8158-L(00)73M	Proposed First to Second Floor Plan	1:100@A1
8158-L(00)74P	Proposed Typical Floor Plan	1:100@A1
8158-L(00)125E	Proposed Roof Plan	1:100@A1
8158-L(00)66D	Coloured Ground Floor Plan	1:100@A1
8158-L(00)67E	Coloured First to Second Floor Plan	1:100@A1
8158-L(00)68F	Coloured Typical Floor Plan	1:100@A1
8158-L(00)130	Coloured Roof Plan	1:100@A1
Building Elevations		
8158-L(00)81F	Building Elevations – Elevation A	1:250@A1
8158-L(00)82F	Building Elevations – Elevation B	1:250@A1
8158-L(00)83F	Building Elevations – Elevation C	1:250@A1
8158-L(00)134A	Building Elevations – Elevation E and F	1:250@A1
8158-L(00)105A	Coloured Elevation A	1:250@A1
8158-L(00)106A	Coloured Elevation B	1:250@A1
8158-L(00)107A	Coloured Elevation C	1:250@A1
8158-L(00)136	Coloured Elevation E and F	1:250@A1
3D Visuals		
8158-L(00)131A	Illustrative Public Realm - CGI	NTS@A3
8158-L(00)132A	Illustrative CGI	NTS@A3
8158-L(00)137	Illustrative CGI	NTS@A3
Documents		
8158-L(00)133B	Design and Access Statement	NTS@A3

And the following landscape drawings, prepared by Layer Landscape Architects:

- 258-LYR-XX-ZZ-DWG-L-1000-Landscape GA
- 258-LYR-XX-ZZ-RPT-L-0001-03

The planning fee was calculated on the basis of 4 apartments and 293sqm (GEA) of commercial floorspace.

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Divisional Director