

2 March 2022
L 220302 – SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-11053372

Dear Jennifer,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW INDUSTRIAL
& LOGISTICS WAREHOUSE UNITS (CLASS B2 / B8), INCLUDING ANCILLARY OFFICES AND TRADE
COUNTERS, ALONG WITH ALL ASSOCIATED WORKS, LANDSCAPING AND REVISED ACCESS
ARRANGEMENT FROM ELIZABETH STREET.
LAND OFF ELIZABETH STREET, CHEETHAM HILL, MANCHESTER
KIER TRADE CITY LLP**

Introduction

We write on behalf of our client Kier Trade City LLP, to apply for planning permission for the demolition of existing buildings and erection of new industrial & logistics warehouse units (Class B2 / B8), including ancillary offices and trade counters, along with all associated works, landscaping and revised access arrangement from Elizabeth Street.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Statement, prepared by Savills;
- Design and Access Statement, prepared by Fletcher Rae;
- Flood Risk Assessment and Drainage Strategy, prepared by Curtins;
- Transport Assessment & Travel Plan, prepared by SWECO;
- Air Quality Assessment, prepared by BWB Consulting;
- Noise Impact Assessment, prepared by AEC;
- Crime Impact Assessment, prepared by GM Police;
- Energy Statement & BREEAM Pre-Assessment, prepared by CHBS;
- Phase 1 & 2 Ground Investigation Report, prepared by Curtins;
- Preliminary Ecological Appraisal, prepared by JCA;
- Tree Survey and Arboricultural Impact Assessment, prepared by JCA;
- Proposed Landscaping & Planting Plans, prepared by TPM;
- The following plans/ drawings, prepared by Fletcher Rae:
 - Drawing Reference: 21039-FRA-XX-00-DR-A-10-0001 – 'Site Location Plan'
 - Drawing Reference: 21039-FRA-XX-00-DR-A-10-0002 – 'Existing Site Plan'
 - Drawing Reference: 21039-FRA-XX-XX-DR-A-10-0003 – 'Proposed Site Plan'
 - Drawing Reference: 21039-FRA-XX-XX-DR-A-10-1000 – 'Proposed Cycle Shelter'
 - Drawing Reference: 21039-FRA-XX-XX-DR-A-21-1001 – 'Proposed Refuse Store'

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Drawing Reference: 21039-FRA-XX-XX-DR-A-21-1002 – ‘Proposed Fencing Details’
- Drawing Reference: 21039-FRA-01-00-DR-A-20-1001 – ‘Unit 1 Ground Floor’
- Drawing Reference: 21039-FRA-01-RL-DR-A-20-1003 – ‘Unit 1 Roof Plan’
- Drawing Reference: 21039-FRA-01-XX-DR-A-20-1004 – ‘Unit 1 Elevations’
- Drawing Reference: 21039-FRA-01-ZZ-DR-A-20-1005 – ‘Unit 1 Proposed Sections’
- Drawing Reference: 21039-FRA-02-00-DR-A-20-2001 – ‘Unit 2-3 Ground Floor Plan’
- Drawing Reference: 21039-FRA-02-01-DR-A-20-2002 – ‘Units 2-3 First Floor Plan’
- Drawing Reference: 21039-FRA-02-RL-DR-A-20-2003 – ‘Units 2-3 Roof Plan’
- Drawing Reference: 21039-FRA-02-RL-DR-A-20-2004 – ‘Units 2-3 Elevations’
- Drawing Reference: 21039-FRA-02-ZZ-DR-A-20-2005 – ‘Units 2-3 Sections’
- Drawing Reference: 21039-FRA-03-00-DR-A-20-3001 – ‘Units 4-8 Ground Floor Plan’
- Drawing Reference: 21039-FRA-03-01-DR-A-20-3002 – ‘Units 4-8 Upper Floor Plans’
- Drawing Reference: 21039-FRA-04-RL-DR-A-20-3003- ‘Units 4-8 GA Roof Plan’
- Drawing Reference: 21039-FRA-04-XX-DR-A-3004 – ‘Units 4-8 Proposed Elevations’
- Drawing Reference: 21039-FRA-03-ZZ-DR-A-3005 – ‘Units 4-8 Proposed Sections’
- Drawing Reference: 21039-FRA-04-00-DR-A-20-4001 – ‘Unit 9 Ground Floor Plan’
- Drawing Reference: 21039-FRA-04-01-DR-A-20-4002 – ‘Unit 9 First Floor Plan’
- Drawing Reference: 21039-FRA-04-RL-DR-A-20-4003 – ‘Unit 9 Roof Plan’
- Drawing Reference: 21039-FRA-04-XX-DR-A-20-4004- ‘Unit 9 Elevations’
- Drawing Reference: 21039-FRA-04-ZZ-DR-A-20-4005 – ‘Unit 9 Proposed Sections’.

The application has been submitted electronically via the Planning Portal website under the Reference: PP-11053372. An electronic payment for £31,995.00, that being the requisite application fee, has also been made on the Planning Portal.

The technical plans and documents listed above are those which have been agreed are required in order for the Local Planning Authority to register and determine the application. The plans and documents submitted confirm that the proposal accords with the development plan and there are no material considerations which outweigh the presumption in favour of development. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman or Francesca Opoku-Gyamfi at these offices.

Yours sincerely



Savills (UK) Limited
Planning

Cc Henry Martin – Kier Property
Oliver Butler – Kier Property