

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 26 STOREY RESIDENTIAL TOWER FOR 72
APARTMENTS (USE CLASS C3,) WITH ASSOCIATED CAR PARKING, CYCLE PARKING, SUB STATION,
SERVICING, AND ASSOCIATED LANDSCAPING WORKS.
AT ALBION STREET/TRUMPET STREET AND GREAT BRIDGEWATER STREET, MANCHESTER
PP-10564022**

Please find enclosed a Full Planning application 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. 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 £25,895.00 (PP- 10564022).

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

- Design and Access Statement (D&AS) prepared by Leach Rhodes Walker;
- Environmental Impact Assessment collated by Buro Happold, which includes the following:
 - 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.

- 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.

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)112A	Site Edged Red – Site A	1:1250@A4
Site Plan Drawings		
8158-L(00)124E	Proposed Basement Floor Plan	1:100@A1
8158-L(00)69Q	Proposed Ground Floor Plan	1:100@A1
8158-L(00)103J	Proposed Lower Mezzanine Floor Plan	1:100@A1
8158-L(00)104H	Proposed Upper Mezzanine Floor Plan	1:100@A1
8158-L(00)70P	Proposed First Floor Plan	1:100@A1
8158-L(00)116G	Proposed Typical Floor Plan (2-5,10-13,18-21)	1:100@A1
8158-L(00)117G	Proposed Typical Floor Plan (6-9,14-17,22-25)	1:100@A1
8158-L(00)126D	Proposed Roof Plan	1:100@A1
8158-L(00)128A	Coloured Basement Floor Plan	1:100@A1
8158-L(00)62D	Coloured Ground Floor Plan	1:100@A1
8158-L(00)110B	Coloured Lower Mezzanine Floor Plan	1:100@A1
8158-L(00)111B	Coloured Upper Mezzanine Floor Plan	1:100@A1
8158-L(00)63D	Coloured First Floor Plan	1:100@A1
8158-L(00)64D	Coloured Typical Floor Plan (2-5,10-13,18-21)	1:100@A1
8158-L(00)127A	Coloured Typical Floor Plan (6-9,14-17,22-25)	1:100@A1
8158-L(00)129	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)84F	Building Elevations – Elevation D	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)108A	Coloured Elevation D	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)122C	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 72 apartments.

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,

A handwritten signature in black ink, appearing to read "Nikki Sills", enclosed within a large, loopy oval stroke.

Nikki Sills
Divisional Director