



Zerum Planning Limited
4 Jordan Street
Manchester
M15 4PY

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

21st December 2021

Ms A Leckie
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Angela

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED ERECTION OF 15 STOREY (GROUND FLOOR PLUS 14 FLOORS) BUILDING COMPRISING
APARTMENTS (USE CLASS C3) TOGETHER WITH ANCILLARY RESIDENTIAL FACILITIES AND
ASSOCIATED DEVELOPMENT AT 48 STORE STREET, MANCHESTER. (REFERENCE PP-10054797)**

Please find enclosed a full planning application for the erection of 15 storey (ground floor plus 14 floors) building comprising apartments (Use Class C3) together with ancillary residential facilities and associated development at 48 Store Street, Manchester. The application has been submitted on behalf of the applicant, M1 Piccadilly Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red;
- A planning application fee of £23,411.

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

- Design and Access Statement, prepared by 5Plus;
- Air Quality Assessment, prepared by Redmore Environmental;
- Archaeological Assessment, prepared by Archaeological Research Services;
- Green and Blue Infrastructure Assessment, prepared by Zerum;
- Broadband Connectivity Assessment, prepared by GTech;
- Construction Management Plan, prepared by Zerum;
- Waste Management Plan, prepared by M1 Piccadilly.
- Crime Impact Statement, prepared by Greater Manchester Police;
- Daylight/ Sunlight Assessment, prepared by GIA;
- Ecology Phase 1, prepared by ERAP;

- Environmental Standards and Circular Economy Statement, prepared by Futureserve;
- Ground Conditions Report Phase 1, prepared by LK Group;
- Heritage Assessment, prepared by Stephen Levrant Heritage Architecture;
- Local Labour Agreement, prepared by M1 Piccadilly;
- Noise Impact Assessment, prepared by Hydrock;
- Residential Management Statement, prepared by M1 Piccadilly;
- Drainage Strategy including SuD's, prepared by Alan Johnson Partnership;
- Transport Statement and Travel Plan, prepared by SK Transport;
- TV and Radio Reception Survey, prepared by GTech;
- Ventilation, Extraction and Odour, prepared by FutureServ;
- Wind Assessment, prepared by GIA;
- Viability Assessment, prepared by Roger Hannah;
- Town and Visual Impact Assessment, prepared by Op-en; and
- Fire Statement, prepared by BB7..

The application is also supported by a full suite of plans produced by scheme architects, 5plus. 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



Diane Ellis
Associate Director

Encs Supporting Application Documents