

07 December 2021

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Renaker Build Limited, Trinity Islands, land bound by the River Irwell to the north and west, Liverpool Road to the east and Water Street and Regent Road to the south in Manchester City Centre, M3 4JW – Full Planning Permission

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the development of land bound by the River Irwell to the north and west, Liverpool Road to the east and Water Street and Regent Street to the south in Manchester City Centre (the 'Site'). The Site comprises approximately 1.78 hectares of previously developed land located in the St Johns and Water Street Strategic Regeneration Framework Areas.

The Applicant is Renaker Build Limited.

The Site is located within the Deansgate Ward and is split into two parcels known as Site C and Site D which are currently used as a surface level car park.

It is located within the boundaries of the St Johns (2016) and Water Street (2016) Strategic Regeneration Framework areas, which are two main areas of Manchester undergoing significant regeneration within a key gateway into the City Centre.

Description of Development

An application for Full Planning Permission is being submitted for the Proposed Development. This comprises the following:

The Proposed Development comprises the following buildings:

- **Building C1** – 414 apartments across 39 floors and a mixture of commercial uses and residential amenity at podium level.
- **Building C2** – 521 apartments across 48 floors and a mixture of commercial uses and residential amenity at podium level.

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- **Building D1** – 532 apartments across 60 floors and residential amenity at podium level.
- **Building D2** – 483 apartments across 55 floors and a mixture of residential amenity at podium level.

The Proposed Development includes:

- 1,950 high-quality apartments delivered across four towers ranging between 39 and 60 storeys providing a mixture of 1 bed, 2 bed and 3 bed units.
- Residential amenity space, food and beverage units and boat club at podium level.
- 1.29 ha of high-quality public realm, hard and soft landscaped including newly formed access to riverside.
- Underground car park comprising 556 car parking spaces (10% electric vehicular charging from the base build)
- 100% cycle parking provision (1950 spaces)

The Proposed Development is as follows:

“Full planning permission for the erection of a mixed-use development comprising four towers including the following uses: residential (Use Class C3) within the towers and commercial uses (Use Classes E (b)(d) and Sui Generis) within podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Covering Letter, prepared by Deloitte;
- Location Plan, prepared by SimpsonHaugh and Partners;
- Existing Site Plan and Elevations, prepared by SimpsonHaugh and Partners;
- Masterplan Context Plan, prepared by SimpsonHaugh and Partners;
- Proposed Application Drawings – Proposed Plans, Elevations and Sections, prepared by SimpsonHaugh and Partners;
- Phasing Plan, prepared by SimpsonHaugh and Partners;
- Landscape Plans, prepared by TPM Landscape Architects;
- CGI, prepared by Ambiente;
- Planning Statement and Tall Building Statement, prepared by Deloitte;
- Statement of Consultation, prepared by Deloitte;

- Design and Access Statement, prepared by SimpsonHaugh and Partners;
- Arboricultural Report, prepared by Godwins;
- Archaeological Desktop Study, prepared by Salford Archaeology;
- Blue and Green Infrastructure Statement, prepared by Deloitte;
- Broadband Connectivity Assessment, prepared by Pager Power;
- Crime Impact Statement, Greater Manchester Police;
- Phase 1 and 2 Ground Conditions; Roc Consulting and WSP;
- Ecological Appraisal, prepared by ERAP;
- Energy Statement, prepared by Element Sustainability;
- Environmental Standards Statement, prepared by Element Sustainability;
- Fire Strategy, prepared by Hoare Lee;
- Lighting Strategy, prepared by TPM Landscape Architects
- Local Benefits Proposal – Statement of Intent, prepared by Renaker Build Limited;
- Residential Management Strategy, prepared by Renaker Build Limited;
- Safety Assessment (Manchester Airport), prepared by Pager Power;
- Servicing Strategy, prepared by Vectos;
- Site Waste Management Strategy, prepared by Vectos;
- TV Reception Survey, prepared by Pager Power;
- Operational Management Strategy, prepared by Renaker Build Limited;
- Ventilation Strategy, prepared by WSP;
- Viability Assessment, prepared by Renaker Build Limited;
- Environmental Statement Volume 1 prepared by Deloitte with input from Technical Consultants including:
 - Air Quality, prepared by Ensafe;
 - Climate Change, prepared by WSP;

- o Daylight, Sunlight and Overshadowing, prepared by GIA;
 - o Heritage, prepared by Stephen Levrant Heritage Architecture;
 - o Human Health, prepared by Enfusion;
 - o Noise and Vibration, prepared by Matt Fisher Acoustics;
 - o Socio-Economic Issues, prepared by Ekosgen;
 - o Solar Glare, prepared by GIA;
 - o Townscape and Visual Impact, prepared by Chris Burnett Associates;
 - o Traffic and Transport, prepared by Vectos;
 - o Wind Microclimate, prepared by WSP;
- Environmental Statement Volume 2 – Technical Appendices prepared by consultants; and
 - Environmental Statement Volume 3 – Non-Technical Summary

Application Fee

Payment of the planning application fee in the sum of £287,831.00 has been made via the Planning Portal. I would be grateful if you could please confirm receipt of this fee. I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) or Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk).

Yours sincerely



Deloitte LLP