

7th October 2021

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

FAO Anthony Mitchell

Dear Anthony,

Application for Full Planning Permission and Listed Building Consent – 49 Spring Gardens / 50 Fountain Street, Manchester

Please find enclosed and application submitted by Prudential Nominee UK Limited ('the Applicant') for Full Planning Permission and Listed Building Consent for the partial demolition and retention of the existing office building, followed by construction of a new build office comprising 7,787 sq. m. (GIA) of Use Class E (Office) floorspace.

The 0.2 hectare site sits within the Central Business District within Manchester City Centre. It is bounded by Spring Gardens to the south west, Concert Lane to the north west, Estate Exchange and York Street to the north East and Fountain Street to the south east. 49 Spring Gardens and the non-original 50 Fountain Street falls under a Grade II Listing and the adjoining Estate Exchange is also Grade II* Listed.

Description of Development

The description of development on the application form for Planning permission is as follows:

"Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian façade, erection of commercial building (Use Class E) with landscaping, and other associated works."

The description of the work that requires Listed building consent is as follows:

"Listed Building Consent for the demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian façade, erection of commercial building (Use Class E), re-instatement of the original entrance on 49 Spring Gardens, new structural bracing, abutment works to the adjacent Grade II Listed Estate Exchange, and other associated works."*

The quantum of the Proposed Development is set out below.

- 7,787 sq. m. (GIA); 8,529 sq. m. (GEA) Use Class E; and
- 54 cycle parking spaces with supporting facilities.

The proposed ground floor commercial spaces have been designed to be flexible and suit either commercial office or retail occupiers and can be occupied by a single tenant or multiple tenants.

Application documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

- Existing, Proposed, Listed Building and Demolition Plans - Jon Matthews Architects
- Design and Access Statement – Jon Matthews Architects
- Statement of Consultation – Deloitte
- Planning and Public Benefits Statement – Deloitte
- Heritage Appraisal – Stephen Levrant Heritage Architecture
- Desk based Archaeology Report - Pre-Construct Archaeology Limited
- Crime Impact Statement – Design for Security
- Transport Statement - Vectos
- Travel Plan Framework - Vectos
- Waste Management and Servicing Strategy - Vectos
- Ecology Survey including Bat Survey – Penny Anderson Associates
- Arboricultural Impact Assessment – Urban Green
- Environmental Standards Statement – Ridge
- BREEAM Pre-assessment – Ridge
- Energy Statement – Ridge
- Flood Risk Assessment – Renaissance
- Drainage Strategy - Renaissance
- M&E Statement, including Ventilation and Extraction - Ridge
- Local Labour Agreement – M&G
- Noise and Vibration Assessment - Cundall
- Air Quality Assessment - Cundall
- TV Reception Survey – G-tech Surveys
- Wind Microclimate Assessment – ArcAero
- Phase 1 Geo-environmental Desktop Survey – Renaissance
- Construction Management Plan – BAM Construction
- Viability Appraisal - CBRE
- Daylight and Sunlight Assessment – GreyScanlanHill
- Historic Environment Desk Based Assessment – Pre-construct Archeology

Payment of the planning application fee in the sum of £31,691 has been made directly to Manchester City Council under Planning Portal Reference PP-10160669. I would be grateful if you could confirm receipt of this fee and subsequent written confirmation of validation of this application.

If you require any further information, please do not hesitate to contact me or my colleague Niall Alcock (nalcock@deloitte.co.uk; 0161 455 6787).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

For Deloitte LLP

Encs.