

Angela Leckie
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

9th November 2021

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE ERECTION OF A 15 STOREY BUILDING COMPRISING 107
APARTMENTS (USE CLASS C3), RESIDENTIAL AMENITY FACILITIES INCLUDING A ROOF TERRACE,
TWO GROUND FLOOR COMMERCIAL UNITS (USE CLASS E/ SUI GENERIS), MULTIPURPOSE EVENTS
PAVILION (USE CLASS E/ SUI GENERIS) AND ASSOCIATED LANDSCAPING AT LAND SOUTH OF
CHAPELTOWN STREET, MANCHESTER.**

Please find enclosed a Full Planning application for the erection of a 15 storey building residential development (Use Class C3), with two ground floor commercial units (Use Class E/ Sui Generis), multipurpose events Pavilion (Use Class E/ Sui Generis) and associated landscaping. The application has been made on behalf of the applicant, Capital and Centric (Nineteen) Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £32,111.00 (PP-10358443).

The application is also supported by the following documents:

- Design and Access Statement, prepared by BDP;
- Affordable Housing Statement, prepared by Zerum;
- Air Quality Assessment, prepared by Redmore Environmental;
- Archaeological Desk Based Study, prepared by ARS;
- Blue and Green Infrastructure Statement, prepared by Zerum;
- Broadband Connectivity Assessment, prepared by GTech;
- Circular Economy Assessment, included within the Design and Access Statement;
- Draft Construction Management Plan, prepared By BCEGI;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Daylight and Sunlight Assessment, prepared by GIA;

- Phase 1 Ecology Assessment, prepared by Racheal Hacking Ecology;
- Energy Statement, prepared by JHP;
- Environmental Standards Statement, prepared by Element Sustainability;
- Fire Statement, prepared by Design Fire Consultants;
- Flood Risk Assessment including drainage strategy, prepared by WML;
- Phase 1 Ground Investigation, prepared by WML;
- Heritage Assessment, prepared by Graeme Ives Heritage Planning;
- Noise and Vibration Assessment, prepared by Hepworth;
- Tall Building Statement, prepared by Zerum (included in the Planning Statement);
- Transport Assessment and Travel Plan, prepared by SK Transport;
- TV and Radio Reception Survey, prepared by GTech;
- TVIA, prepared by Influence; and
- Viability Statement, prepared by Savills.

In addition, the application is supported by the following architectural drawings:

BDP CAPITAL&CENTRIC

Ferrous - Planning Drawing Schedule

Grouping	Sheet Number	Current Revision	Sheet Name	Current Revision Date	Current Revision Description	Current Revision Issued By
Access & Maintenance	BDP-FRS-XX-00-DR-A-910211	P02	Servicing Strategy	01.11.21	Planning Issue	JS/MB
Apartment Types	BDP-FRS-XX-XX-DR-A-220301	P07	Apartment Types - Sheet 1	01.11.21	Planning Issue	JS/MB
Apartment Types	BDP-FRS-XX-XX-DR-A-220302	P05	Apartment Types - Sheet 2	01.11.21	Planning Issue	JS/MB
Area Measure	BDP-FRS-XX-ZZ-DR-A-020001	P09	Area Schedule Plans - GIA	01.11.21	Planning Issue	JS/MB
Area Measure	BDP-FRS-XX-ZZ-DR-A-020002	P09	Area Schedule Plans - NIA	01.11.21	Planning Issue	JS/MB
Area Measure	BDP-FRS-XX-ZZ-DR-A-020003	P09	Area Schedule Plans - Apartments	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-212101	P02	Facade Study - 01, 02	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-212102	P02	Facade Study - 03, 04	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-212103	P02	Facade Study - 05, 06	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-212120	P02	Facade Study - Event Pavilion	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-213001	P02	Facade Detail Study - Window Bay	01.11.21	Planning Issue	JS/MB
Facade Study	BDP-FRS-XX-XX-DR-A-213002	P02	Facade Detail Study - Recessed Balcony	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-001001	P02	GA Elevation - Existing Context North & East	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-001002	P02	GA Elevation - Existing Context South & West	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-001101	P02	GA Elevation - Existing Site North & East	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-001102	P02	GA Elevation - Existing Site South & West	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201001	P02	GA Elevation - Context North & East	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201002	P02	GA Elevation - Context South & West	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201101	P02	GA Elevation - Site North & East	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201102	P02	GA Elevation - Site South & West	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201111	P03	GA Elevation - North	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201112	P03	GA Elevation - East	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201113	P03	GA Elevation - South	01.11.21	Planning Issue	JS/MB
GA Elevation	BDP-FRS-XX-XX-DR-A-201114	P03	GA Elevation - West	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-00-DR-A-200211	P08	GA Plan - Level 00 Ground Floor	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-01-DR-A-200211	P08	GA Plan - Level 01	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-02-DR-A-200211	P08	GA Plan - Levels 02-11	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-12-DR-A-200211	P08	GA Plan - Level 12	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-13-DR-A-200211	P08	GA Plan - Level 13	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-14-DR-A-200211	P08	GA Plan - Level 14	01.11.21	Planning Issue	JS/MB
GA Plan	BDP-FRS-XX-15-DR-A-200211	P08	GA Plan - Level 15	01.11.21	Planning Issue	JS/MB
GA Section	BDP-FRS-XX-XX-DR-A-202001	P04	GA Section - Site Section 01, 02	01.11.21	Planning Issue	JS/MB
GA Section	BDP-FRS-XX-XX-DR-A-202101	P04	GA Section - 01	01.11.21	Planning Issue	JS/MB
GA Section	BDP-FRS-XX-XX-DR-A-202102	P04	GA Section - 02	01.11.21	Planning Issue	JS/MB
Site Plan	BDP-FRS-XX-XX-DR-A-000001	P02	Site Location Plan	01.11.21	Planning Issue	JS/MB
Site Plan	BDP-FRS-XX-XX-DR-A-000010	P02	Site Plan - Existing	01.11.21	Planning Issue	JS/MB
Site Plan	BDP-FRS-XX-XX-DR-A-200010	P02	Site Plan - Proposed	01.11.21	Planning Issue	JS/MB
Grand total: 37						

And the following landscape drawings, prepared by Reform Landscape Architects:

- 0883-RFM-XX-ZZ-DR-L-0001-S2-P01-Illustrative Landscape General Arrangement
- 0883-RFM-XX-ZZ-DR-L-0002-S2-P01-Planting Strategy

The planning fee was calculated on the basis of 107 apartments and 217sqm GEA commercial floorspace (114 + 84 + 19 = 217m2 total).

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 'N. Sills', with a large, sweeping horizontal stroke above the letters.

Nikki Sills
Divisional Director