

23 December 2021

Eve Wolstencroft
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Eve

Plot 9a, First Street, Manchester - Application for Full Planning Permission

Please find an enclosed application for full Planning Permission for the development of a commercial office building on Plot 9a of the First Street Masterplan. The Applicant is First Street (Developments) Limited.

The site is 0.5 ha and is bound by River Street to the north, a future development site known as Plot 10 to the east, Hulme Street to the south, and Medlock Street to the west. The site currently consists of an area of hard standing that has previously been used as a surface car park.

The description of development as stated on the application form for Full Planning Permission is as follows:

“Erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)), car parking, cycle parking and associated facilities, landscaping, and associated works”

Documents

The submission comprises a suite of documents as set out below which fully explain and justify the development proposals. The scope of the application has been agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Planning application form, fees and ownership certificates;
- Planning application red-line boundary plan prepared by Jon Matthews Architects (JMA);
- Existing plans, sections and elevations prepared by JMA;
- Proposed elevations, plans and sections prepared by JMA;

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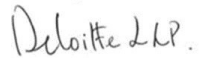
- Design and Access Statement prepared by JMA;
- Landscape Plans and Strategy prepared by Planit (landscape strategy included within the Design and Access Statement);
- Planning and Tall Building Statement (including Statement of Consultation and Green and Blue Infrastructure Statement) prepared by Deloitte;
- Accommodation Schedule by JMA;
- Air Quality Assessment by Cundall;
- Arboricultural Impact Assessment by Urban Green;
- BREEAM Ecology by Bre;
- Contaminated Land Preliminary Risk Assessment by Ramboll;
- Crime Impact Statement by Greater Manchester Police;
- Daylight and Sunlight Amenity Impact Assessment Report by Gray Scanlan Hill;
- Drainage Strategy by Ramboll;
- Energy and Sustainability Strategy Statement by Cundall
- Flood Risk Assessment by Ramboll;
- Framework Travel Plan by Vectos;
- Heritage Statement prepared by Deloitte;
- Local Labour Agreement by ASK;
- Noise Impact Assessment by Cundall;
- Extended Phase 1 Habitat Survey by Penny Anderson Associates;
- Project (Construction) Management Plan by BAM;
- Television and Radio Reception Impact Assessment by GTech Surveys Limited;
- Transport Statement by Vectos;
- Ventilation Strategy by Cundall;
- Waste and Servicing Strategy by Vectos;
- Wind Microclimate Report by Arcaero; and

- Written Scheme of Investigation for Archaeological Mitigation by Pre-Construct Archaeology Limited.

The Planning Portal fee of £54,737.00 will be made via BACs.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP