

20th July 2021
CJG/WK/8130/C – 02

FAO Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council
P.O. Box 532
Town Hall
Manchester M60 2LA

VIA PLANNING PORTAL

Dear Ms Atkinson,

Re: Cornbrook Approval Ref. 118625/FO/2017 dated 25th July 2018 – Hotel Site/Phase 2
Application for approval of reserved matters following outline approval

We write on behalf of our clients Bricks Cornbrook Propco Ltd and Peel L and P Developments Ltd, to submit details of all reserved matters identified in Condition 2, in relation to the Hotel site, approved in Outline as part of the approval referred to above.

Our submission relates to approval for the Hotel element of the site only, along with its associated servicing, car parking, and landscaping and immediate off site highway works.

We have obviously had dialogue regarding the details and design as part of this submission and we are pleased to submit completed drawings that cover those matters needed as reserved matters, which we trust meet with your approval.

This submission includes a fee of £40,247 which will be separately paid via our clients, on registration of the submission.

We have included a separate plan for the works to be undertaken to the Peel L and P Developments land opposite Dinton Street pending proposals coming forward for that site. As discussed this will be completed as car parking, and the drawings illustrate that along with details of layout and finishes.

We trust that this information is satisfactory for registration of the application but if you require any further information please do not hesitate to contact me.

Yours sincerely

CHRISTIAN J GILHAM
DIRECTOR

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Drawings approved under the Part Full Part Outline Consent

List of approved drawings;

5776-SRA-01-XX-DR-A-20-800
5776-SRA-01-XX-DR-A-20-801
5776-SRA-01-XX-DR-A-20-802
5776-SRA-01-XX-DR-A-20-803
5776-SRA-01-00-DR-A-20-804
5776-SRA-01-01-DR-A-20-805
5776-SRA-01-XX-DR-A-20-807
5776-SRA-01-16-DR-A-20-808
5776-SRA-01-XX-DR-A-20-809
5776-SRA-01-XX-DR-A-20-810
5776-SRA-01-XX-DR-A-20-811
5776-SRA-01-XX-DR-A-20-812
5776-SRA-01-XX-DR-A-20-813
5776-SRA-01-XX-DR-A-20-814
5776-SRA01-XX-DR-A-20-815
5776-SRA-01-XX-DRA-20-818

7541- L(00)12F
7541-L(00)66N,
7541-L(00)68G
7541-L(00)111G
7541-L(00)112F
7541- L(00)146D
7541- L(00)147H
7541- L(00)148G
7541-L(00)154F
7541- L(00)167D
7541- L(00)168D
7541-L(00)168E
7541- L(00)177D
7541- L(00)178B
7541-L(00)179B
7541- L(00)184D
7541-L(00)187A
7541-L(00)189A
7541-L(00)191A
7541-L(00)193A
7541-L(00)198C

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7541-L(00)200C

7541-L(00)203B

7541- L(00)205B

7541- L(00)207B

7541- L(00)208D

7541- L(00)215A

Drawings being submitted for approval under reserved matters

Architectural

LRW – 8130 – L (00) 10 - Existing Site Plan

LRW – 8130 – L (00) 11 - Site Edged Red

LRW – 8130 – L (00) 12 – Land Ownership Plan

LRW – 8130 – L (00) 13 – Proposed Temporary Parking on Peel Land off Dinton Street

LRW – 8130 – L (00) 14A – Proposed Site Plan – Ground Level

LRW – 8130 – L (00) 14B – Proposed Site Plan – Ground Level

LRW – 8130 – L (00) 15A – Proposed Site Plan – Typical Level

LRW – 8130 – L (00) 15B – Proposed Site Plan – Typical Level

LRW – 8130 – L (00) 16 – Ground Floor Plan

LRW – 8130 – L (00) 17 – First Floor Plan

LRW – 8130 – L (00) 18 – Typical Floor Plan

LRW – 8130 – L (00) 19 – Roof Plan – Lower Roof

LRW – 8130 – L (00) 20 – Roof Plan – Upper Roof

LRW – 8130 – L (00) 21 – Elevation 1

LRW – 8130 – L (00) 22 – Elevation 2 & 4

LRW – 8130 – L (00) 23 – Elevation 3

LRW – 8130 – L (00) 24 – Hotel Bay Study

LRW – 8130 – L (00) 25 – Aparthotel Bay Study

LRW – 8130 – L (00) 26 – External Substation

LRW – 8130 – L (00) 40 – CGI - View from Bridgewater Way

LRW – 8130 – L (00) 100 – Façade Design Statement

Landscape

255-LYR-XX-XX-RPT-L-0001-01 CONCEPT DOCUMENT 256-LYR-XX-ZZ-DWG-L-1001-Landscape GA

256-LYR-XX-ZZ-DWG-L-1002-Landscape GA 256-LYR-XX-ZZ-DWG-L-3000-SOFTWORKS

Highways

C1482-101 - S278 Works Phase 2 Overview

C1482-102 - Proposed Highway Provisions

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