

29th June 2021

Planning and Building Control
Manchester City Council
532 Town Hall
P O Box
Manchester
M60 2LA

Dear Sir/ Madam,

**SUBMISSION OF A PLANNING APPLICATION FOR HOMELESS
ACCOMMODATION CENTRE, LORD STREET, MANCHESTER, M4 4FP**

Avison Young has been instructed by LBG1.10 Ltd c/o MCR Property Group ("the Applicant"), to submit a full application for the refurbishment of existing buildings into a homeless accommodation centre at the corner of Lord Street and Stocks Street, Manchester, M4 4FP.

The application site extends to approximately 0.09ha (871sq.m) and currently comprises two connected buildings and a third standalone building, all of which are derelict with former uses comprising a broadcasting network and a nail salon (Sui Generis). The area surrounding the site comprises a mix of residential to the south and east with industrial and offices to the north and west.

The detailed description of development on the planning application form reads as follows:

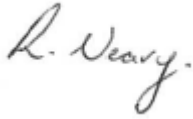
"Refurbishment and change of use of existing buildings into a homeless accommodation centre (Sui Generis) and ancillary healthcare office/facility including partial demolition of existing buildings/structures with other associated works"

The application documentation has been part submitted via the Planning Portal (Ref: PP-09867221) and a full suite of documentation has been submitted via email to Jen Atkinson.

The correct application fee of £462.00 (plus £28.00 service charge) has been paid to the Planning Portal via BACS. This is based upon 47sq.m Gross External Floorspace to be created by the development, external alterations and the material change of use of the building.

I trust that this is satisfactory for the Council to enable a swift validation of the application and we would like to continue the positive dialogue with Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'L. Neary'.

Lauren Neary
Planner

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Email: lauren.neary@avisonyoung.com

For and on behalf of Avison Young