

11 May 2022

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear Jennifer,

Jersey Wharf, Manchester

Application for Planning Permission, and for relevant demolition of an unlisted building in a conservation area

Please find enclosed an application for relevant demolition of an unlisted building and for full Planning Permission for a new residential-led development submitted by the Applicant, Manchester Life Development Company 3 Limited.

The Site comprises brownfield land of approximately 0.54 hectares, which is currently comprised of a low-rise warehouse with associated surface level car parking and is accessed from Jersey Street, and some greenspace along the eastern boundary. The Site is bound by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east in Ancoats, Manchester.

The Site is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework, which was originally endorsed by Manchester City Council in October 2014. In July 2020, Manchester City Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats (within which the Site is located), and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs. The 2020 Neighbourhood Development Framework states that the Poland Street Zone will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice. It will be a low car use area with high levels of cycle parking. In March 2022 an addendum to the Poland Street Zone NDF was endorsed by Manchester City Council. The Public Realm Strategy (the Addendum) supports the rebalancing of movement towards active travel and the extension of green character to streets and spaces.

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Proposed Development

This submission proposes the demolition of existing structures and the erection of a residential led development of 190 residential units, ground floor commercial floorspace, three disabled car parking spaces, cycle parking provision and ancillary amenity space within two 8-storey buildings.

The description of development as set out in the enclosed Application Form is as follows:

Application for Full Planning Permission for demolition of existing structures and the erection of two 8 storey residential buildings (Use Class C3) with ancillary amenity space and ground floor commercial uses (Use Class E) , together with cycle and car parking, hard and soft landscaping, access and servicing arrangements and other associated works.

Application 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 documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

Document Title	Prepared by
Application Form and Certificates	Deloitte LLP
Site Location Plan	PRP
Full suite of existing and proposed plans, sections and elevations	PRP and Planit.ie
Design and Access Statement, including a schedule of accommodation and landscape strategy	PRP and Planit.ie
Heritage Assessment	KM Heritage
Archaeological Desk Based Assessment	Salford Archaeology
Flood Risk Assessment and Drainage Strategy	Curtins
Fire Engineering: Gateway One Planning Statement	Hoare Lea
Environmental Standards and Energy Statement	Buro Happold
Sustainability Statement	Buro Happold
Acoustic Report	Sandy Brown
Air Quality Assessment	Hoare Lea
Phase 2 Geo-environmental Survey (including Ground Gas Assessment)	E3P
Ecology Report	Tyler Grange
Arboricultural Impact Assessment and Method Statement	Tyler Grange
Biodiversity Net Gain Briefing Note	Tyler Grange
Transport Statement	Hydrock
Framework Travel Plan	Hydrock
Waste Management and Servicing Strategy (including MCC's Waste Proforma)	PRP
Framework Construction Management	MLDC
Local Labour Statement	MLDC
Crime Impact Statement	GMP
Ventilation Statement	Buro Happold
Daylight and Sunlight Impact Assessment	GIA
TV Reception Survey and Broadband Connectivity Assessment	Pager Power

Document Title	Prepared by
Residential Management Statement	MLDC
Financial Viability Assessment	Savills
Statement of Consultation	Deloitte LLP
Planning Statement	Deloitte LLP

Payment for the Application has been arranged by BACS for the sum of £45,369.20 in respect of the application fee.

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 me using the details above or contact my colleague Katie Wray (0161 455 6324).

Yours sincerely



John Cooper
For and on behalf of Deloitte LLP