11 May 2021
Delivered via Planning Portal

Jennifer Connor
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: CURM3000

Dear Jennifer,

FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE GAMECOCK PUB AND THE REDEVELOPMENT OF THE SITE FOR PURPOSE BUILT STUDENT ACCOMMODATION AT BOOTH STREET WEST, HULME, MANCHESTER

We are pleased to submit an application for full planning permission on behalf of Curlew Alternatives Eighth Property LP ('Curlew'), for the redevelopment of the site of the Gamecock Public House at Booth Street West, Hulme in Manchester.

The Proposed Development comprises the demolition of the derelict public house and the erection of a 13 storey purpose-built student accommodation development, with associated ancillary indoor and outdoor amenity space, cycle parking, a community hub and public realm improvements.

The description of the development is as follows:

> *"Demolition of existing building and structure and redevelopment of site for Purpose Built Student Accommodation (PBSA) (Sui Generis use class) with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure"*

Appendix 1 comprises a schedule of documents prepared in support of the application. The planning application has been submitted via the Planning Portal (ref: PP-09783621).

The requisite planning application fee of £31,415.00 has been paid via the Planning Portal.

I trust that you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

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Yours sincerely

Olivia Carr
Senior Planner

olivia.carr@turley.co.uk

Appendix 1: Application Document Schedule

Architectural Drawings and Plans produced by Simpson Haugh & Partners

Drawing/Plan Title	Reference
Context Plan - Existing – Application Location and Ownership Extent	10224-Z0-A-B5D8-G000-XP-XX-001
Context Plan - Proposed - Site Plan	10224-Z0-A-B5D8-G000-PL-XX-001
Context Elevation - Existing - North - Booth St West	10224-Z0-A-B5D8-G000-XE-EN-001
Context Elevation - Existing - West - Boundary Lane	10224-Z0-A-B5D8-G000-XE-EW-001
Context Elevation - Proposed - North - Booth St West	10224-Z0-A-B5D8-G000-EL-EN-001
Context Elevation - Proposed - West - Boundary Lane	10224-Z0-A-B5D8-G000-EL-EW-001
Demolition Plan	10224-Z0-A-B5D8-JC20-XP-XX-001
Façade Details – Typical Curtain Walling, Level 00	10224-Z0-A-B5D8-G251-DE-00-001
Façade Details – Typical Level 13	10224-Z0-A-B5D8-G251-DE-13-001
Façade Details – Typical Lower Volume Typical Bay Study 02	10224-Z0-A-B5D8-G251-DE-XX-001
Façade Details – Typical Upper Volume	10224-Z0-A-B5D8-G251-DE-XX-002
GA Elevation – Proposed – North – Booth St West	10224-Z0-A-B5D8-G200-EL-EN-001
GA Elevation – Proposed - East	10224-Z0-A-B5D8-G200-EL-EE-001
GA Elevation – Proposed – South – Camelford Close	10224-Z0-A-B5D8-G200-EL-ES-001
GA Elevation – Proposed – West – Boundary Lane	10224-Z0-A-B5D8-G200-EL-EW-001
GA Plan - Proposed - Basement (Level B1)	10224-Z0-A-B5D8-G200-PL-B1-001
GA Plan - Proposed - Ground Floor (Level 00)	10224-Z0-A-B5D8-G200-PL-00-001
GA Plan - Proposed - Level 01	10224-Z0-A-B5D8-G200-PL-01-001
GA Plan - Proposed - Level 02 Typical Plan Type 01 - Levels 02 to 08	10224-Z0-A-B5D8-G200-PL-02-001
GA Plan - Proposed - Level 09 Typical Plan Type 02 - Levels 09 to 12	10224-Z0-A-B5D8-G200-PL-09-001
GA Plan - Proposed - Level 13	10224-Z0-A-B5D8-G200-PL-13-001
GA Plan - Proposed - Roof Level (Level RF)	10224-Z0-A-B5D8-G200-PL-RF-001
GA Section - Proposed - AA - East Facing	10224-Z0-A-B5D8-G200-SE-AA-001

Supporting Planning Documents and Technical Reports

Title	Reference	Author
Planning and Tall Building Statement (this Statement)	Gamecock Planning Statement	Turley
Design and Access Statement	Gamecock Design and Access Statement 10224-SHP-RP-B5D8-DAS01 Parts 1-10	SimpsonHaugh & Partners
Air Quality Assessment	Gamecock Air Quality Assessment V3AQ051800	Karius Ltd
Arboricultural Impact Assessment	Gamecock Arboricultural Impact Assessment v5	Amenity Tree Care
Archaeological Impact Assessment	Gamecock Archaeological Assessment v1.1	Salford Archaeology
Crime Impact Assessment	Gamecock Crime Impact Statement 07-1181-02 Rev B	Design for Security
Daylight, Sunlight, Overshadowing Assessment	Gamecock Daylight Sunlight and Overshadowing Report P2391 v3	Point 2 Surveyors Ltd
Demolition Method and Environmental Management Plan	Gamecock Demolition Construction Management Plan P-168	Rhomco
Ecology Assessment and Bat Roost Assessment	Gamecock Preliminary Ecological Appraisal RT-MME-153624-01 Rev B; Gamecock Preliminary Bat Roost Assessment RT-MME-153624-02 Rev B	Middlemarch Environmental Ltd
Energy Statement / Environmental Standards Statement and BREEAM Report	Gamecock Environmental Standards Statement	Turley
Flood Risk Assessment / Drainage Strategy	Gamecock Flood Risk Assessment and Drainage Strategy 20049.00.00.D100 Rev 2	Shear Design
Green and Blue Infrastructure Statement	Gamecock Green and Blue Infrastructure Statement 3661 502	TPM LANDSCAPE LTD
Noise Impact Assessment	Gamecock Noise Impact Assessment RP 210303 Rev03	MACH Acoustics Ltd
Phase 1 Geo-Environmental Assessment	Gamecock Preliminary Geoenvironmental Assessment 1909009.001B Parts 1 -3	Tweedie Evans Consulting
Signal Survey, TV+ Radio Reception Impact Assessment / Broadband Connectivity	Gamecock Television and Radio Reception Impact Assessment v0.1	GTech Surveys Ltd
Statement of Community Involvement	Gamecock Statement of Community Involvement V3	Cratus Communications Ltd

Student Management Plan	Gamecock Student Management Plan v2	Host.
Summary Evidence of Student Need	Gamecock Evidence of Need Report 06.04.21	Cushman and Wakefield
Townscape and Visual Impact Assessment	Gamecock Townscape and Visual Impact Assessment 210423	Turley
Transport Statement / Travel Plan	Gamecock Transport Statement and Travel Plan 3302.03	Eddisons Croft
Ventilation Strategy	Gamecock Ventilation Strategy B2798 003	Amber Management and Engineering Services Limited
Waste Management Proforma	Gamecock Waste Management Proforma	SimpsonHaugh & Partners
Wind and Microclimate Assessment	Gamecock Wind Microclimate Assessment V2.1	Wardel Armstrong LLP