

Our Ref: 04B903525/AR/GB
Your Ref: PP-09789292



24 May 2021

FAO Mr David Brettell
Planning and Regeneration
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Application for full planning permission at Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester

Avison Young has been instructed on behalf of The Island Site (General Partner) Limited ('the Applicant') to submit an application for full planning permission at Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Proposed Development

A detailed description of development is provided below:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

Submission

The following documents are submitted in support of this application:

- This covering letter prepared by Avison Young;
- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- Full set of existing and proposed plans prepared by Cartwright Pickard (drawing list enclosed at **Appendix I**);
- Air Quality Assessment prepared by Cundall;
- Archaeological Desk-Based Assessment prepared by Orion Heritage;
- Crime Impact Statement prepared by Greater Manchester Police;
- Design and Access Statement prepared by Cartwright Pickard;
- Demolition Method Statement prepared by Curtins;
- Preliminary Ecological Assessment prepared by Middelmarsh;

- Preliminary Roost Assessment prepared by Middlemarch;
- Energy and Sustainability Statement prepared by Cundall;
- Environmental Standards Statement prepared by Watt Energy;
- Detailed Drainage Strategy prepared by Curtins;
- Heritage Statement (including Townscape Assessment) prepared by Stephen Levrant Heritage;
- Phase 1 Desk Study prepared by Curtins;
- Noise Impact Assessment prepared by Cundall;
- Supporting Planning Statement (including completed Waste Proforma) prepared by Avison Young;
- Transport Statement prepared by Mode Transport;
- Framework Travel Plan prepared by Mode Transport;
- Ventilation Strategy prepared by Cundall;
- Desktop Wind Microclimate Study prepared by GIA; and,
- Daylight and Sunlight Amenity Report prepared by Avison Young.

The application has been submitted electronically to the Planning Portal (reference: PP-09789292).

We trust that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours faithfully



Alice Routledge
Associate Director
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For and on behalf of Avison Young (UK) Limited

Appendix I – Drawing List

Drawing List	
Drawing Reference	Revision
TIS-CPA-ZA-00-DR-A-0129 Demolition plans	P3
TIS-CPA-ZA-00-DR-A-0201 GA Plan - Ground Floor	P4
TIS-CPA-ZA-01-DR-A-0202 GA Plan - First Floor	P3
TIS-CPA-ZA-02-DR-A-0203 GA Plan - Second Floor	P3
TIS-CPA-ZA-03-DR-A-0204 GA Plan - Third Floor	P3
TIS-CPA-ZA-04-DR-A-0205 GA Plan - Fourth Floor	P3
TIS-CPA-ZA-05-DR-A-0206 GA Plan - Fifth Floor	P3
TIS-CPA-ZA-06-DR-A-0207 GA Plan - Sixth Floor	P3
TIS-CPA-ZA-07-DR-A-0208 GA Plan - Seventh Floor	P3
TIS-CPA-ZA-08-DR-A-0209 GA Plan - Eighth Floor	P3
TIS-CPA-ZA-09-DR-A-0210 GA Plan - Ninth Floor	P3
TIS-CPA-ZA-10-DR-A-0211 GA Plan - Roof	P3
TIS-CPA-ZA-B1-DR-A-0200 GA Plan - Basement	P3
TIS-CPA-ZA-RF-DR-A-0212 GA Plan - Roof	P2
TIS-CPA-ZA-ZZ-DR-A-0126 Site Location Plan	P6
TIS-CPA-ZA-ZZ-DR-A-0127 Proposed Site Plan	P5
TIS-CPA-ZA-ZZ-DR-A-0130 Demolition elevations - North/East	P2
TIS-CPA-ZA-ZZ-DR-A-0131 Demolition Elevation - South/West	P2
TIS-CPA-ZZ-ZZ-DR-A-0310 Bay Study - Base	P2
TIS-CPA-ZZ-ZZ-DR-A-0311 Bay Study - South	P2
TIS-CPA-ZZ-ZZ-DR-A-0312 Bay Study - Corner	P2
TIS-CPA-ZZ-ZZ-DR-A-0313 Bay Study - East/West	P2
TIS-CPA-ZZ-ZZ-DR-A-0314 Bay Study - North	P2
TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured)	P4
TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured)	P4
TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured)	P4
TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured)	P4
TIS-CPA-ZZ-ZZ-DR-A-0610 GA Context Elevation - North & East	P3

Drawing List	
Drawing Reference	Revision
TIS-CPA-ZZ-ZZ-DR-A-0611 GA Context Elevation - South & West	P3
TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA	P2
TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB	P2