

7 May 2021

Planning Department
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Dear Jennifer,

Eliza Yard, Manchester
Application for Demolition and Full Planning Permission

Please find enclosed an application for demolition of existing structures and for full Planning Permission for a new residential-led development submitted by the Applicants, Manchester Life Development Company 2 Limited.

The Site comprises brownfield land of approximately 0.24 hectares (ha), which is currently used as a surface car park accessed from Jersey Street. The Site is bound by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east within Ancoats.

The Site's current use is a low-quality surface car park and comprises predominantly hard-standing. Modern industrial units lie to the north and west of the Site. The Rochdale Canal is located 0.1km south of the Site. There are a number of level changes across the Site, which is bordered by a wall, sparse vegetation and security fencing. The Site can be accessed by pedestrians and vehicles via Jersey Street.

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.

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Proposed Development

This submission proposes the demolition of existing structures and the erection of a residential led development of up to 118 residential units, ground floor commercial floorspace, two disabled car parking spaces, cycle parking provision and ancillary amenity space within an 8-storey building.

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 erection of a new building to create new homes (Class C3), ground floor commercial floorspace (Use Class E (a),(c),(g)(i)), and ancillary amenity space alongside car and cycle parking provision, hard and soft landscaping, access, servicing 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	Buttress
Full suite of existing and proposed plans, sections and elevations	Buttress
CGIs	Virtual Planit
Design and Access Statement	Buttress
Heritage Assessment	Buttress
Archaeological Desk Based Assessment	Salford Archaeology
Flood Risk Assessment and Drainage Strategy	Curtins
Environmental Standards and Energy Statement	Buro Happold
Sustainability Statement	MLDC/ Buro Happold
Acoustic Report	Sandy Brown
Air Quality Assessment	Hoare Lea
Phase 2 Geo-environmental Survey (including Ground Gas Assessment)	E3P

Document Title	Prepared by
Ecology Report	Tyler Grange
Arboricultural Impact Assessment and Method Statement	Tyler Grange
Transport Statement	Hydrock
Framework Travel Plan	Hydrock
Waste Management and Servicing Strategy (including MCC's Waste Proforma)	Buttress
Framework Construction Management	MLDC
Local Benefit Scheme	MLDC
Crime Impact Statement	GMP
Ventilation Strategy	Buro Happold
Daylight and Sunlight Impact Assessment	GIA
TV Reception Survey and Broadband Connectivity Assessment	Pager Power
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 £35,939.00 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

Appendix 1 – Drawing Schedule



Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Drawing List							
Sheet Name	Drawing Number	Revision	Revision Date	Drawing Status	Scale	Size	Drawing Type
Topographical Survey - Existing	9033-BA-XX-00-DR-A-(01)000	P0	07/05/21	Planning	1:500	A3	Plan
Site Location Plan - Existing	9033-BA-XX-00-DR-A-(01)001	P0	07/05/21	Planning	1:1250	A3	Plan
Demolition Plan	9033-BA-XX-00-DR-A-(01)003	P0	07/05/21	Planning	1:200	A1	Plan
Ground Floor - Proposed	9033-BA-XX-00-DR-A-(04)000	P0	07/05/21	Planning	1:100	A1	Plan
1st - 5th Floor - Proposed	9033-BA-XX-XX-DR-A-(04)001	P0	07/05/21	Planning	1:100	A1	Plan
6th Floor - Proposed	9033-BA-XX-06-DR-A-(04)006	P0	07/05/21	Planning	1:100	A1	Plan
7th Floor - Proposed	9033-BA-XX-07-DR-A-(04)007	P0	07/05/21	Planning	1:100	A1	Plan
Roof Plan - Proposed	9033-BA-XX-08-DR-A-(04)008	P0	07/05/21	Planning	1:100	A1	Plan
Site Location Plan - Proposed	9033-BA-XX-00-DR-A-(04)101	P0	07/05/21	Planning	1:1250	A3	Plan
Apartment Types	9033-BA-XX-XX-DR-A-(04)103	P0	07/05/21	Planning	1:100	A1	Plan
North and South Elevation - Proposed	9033-BA-XX-XX-DR-A-(05)001	P0	07/05/21	Planning	1:100	A0	Elevation
East, West and Courtyard Elevations - Proposed	9033-BA-XX-XX-DR-A-(05)002	P0	07/05/21	Planning	1:100	A0	Elevation
Street Elevations	9033-BA-XX-XX-DR-A-(05)003	P0	07/05/21	Planning	1:500	A1	Elevation
Bay Studies - Jersey Street	9033-BA-XX-XX-DR-A-(05)010	P0	07/05/21	Planning	1:50	A0	Elevation
Bay Studies - Poland Street	9033-BA-XX-XX-DR-A-(05)011	P0	07/05/21	Planning	1:50	A0	Elevation
Bay Elevation and Section - Brick	9033-BA-XX-XX-DR-A-(05)012	P0	07/05/21	Planning	1:20	A1	Elevation/Section
Bay Elevation and Section - Terracotta	9033-BA-XX-XX-DR-A-(05)013	P0	07/05/21	Planning	1:20	A1	Elevation/Section
Site Sections	9033-BA-XX-XX-DR-A-(06)001	P0	07/05/21	Planning	1:100	A0	Section
Jersey Street-Canal Arm Corner	9033-BA-XX-XX-DR-A-(07)001	P0	07/05/21	Planning	-	A3	CGI
Jersey Street-Poland Street Corner	9033-BA-XX-XX-DR-A-(07)002	P0	07/05/21	Planning	-	A3	CGI
Jersey Street Elevation	9033-BA-XX-XX-DR-A-(07)003	P0	07/05/21	Planning	-	A3	CGI
Yard	9033-BA-XX-XX-DR-A-(07)004	P0	07/05/21	Planning	-	A3	CGI
Apartment Schedule	9033-BA-XX-XX-SH-A-(09)001	P0	07/05/21	Planning	-	A3	Schedule
Drawing Schedule	9033-BA-XX-XX-SH-A-(09)002	P0	07/05/21	Planning	-	A3	Schedule

P0 07/05/21 PB Planning issue

Rev Date Intls Details

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Project Title Eliza Yard
Client Manchester Life Development Company 2
Location Manchester

Drawing Title Drawing Schedule

Date 07/05/2021 12:31:42 Scale
Checked MB Orig Paper Size A3

Status Planning

Job No: Origin: Zone: Level: Type: Disc: Number: Rev:

9033-BA-XX-XX-SH-A-(09)002-P0