

28 May 2021

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,

Ancoats Mobility Hub, 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 mobility hub development submitted by the Applicant, Manchester Life Strategic Development Company Limited.

The Site comprises brownfield land of approximately 0.33 hectares (ha), which is currently used as for low-rise, multi-tenanted industrial estate units and hardstanding. The Site is bound by Poland Street to the west, the City Court Trading Estate to the south, Crown Industrial Estate to the north and Ancoats Green to the east.

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.

Proposed Development

This submission proposes the demolition of existing structures and the erection of a mobility hub development which will comprise 150 cycle parking spaces, 408 car parking spaces, a ground floor retail unit and a delivery hub within an 8-storey building.

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

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Application for Full Planning Permission for demolition of existing structures and erection of a mobility hub to include secure cycle and car parking spaces, a ground floor retail unit (Use Class E(b)) a delivery hub for the local area, access and servicing, landscaping, and 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.

Validation Requirements

- Planning application form and ownership certificates prepared by Deloitte Real Estate;
- Application site plan and location plan prepared by Buttress Architects;
- Planning application drawings prepared by Buttress Architects and Planit;
- Design and Access Statement prepared by Buttress Architects, including a schedule of accommodation and input from Planit on landscaping;
- Heritage Statement prepared by Buttress Architects;
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Flood Risk and Drainage Strategy prepared by Hill Cannon;
- Environmental Standards and Energy Statement prepared by Buro Happold;
- Planning Statement (including Green & Blue Infrastructure) prepared by Deloitte Real Estate;
- Statement of Consultation prepared by Deloitte Real Estate;
- Noise Assessment prepared by Sandy Brown;
- Air Quality Report prepared by Hoare Lea;
- Phase 1 Site Investigation Report prepared by E3P;
- Ecological Assessment prepared by Tyler Grange;
- Arboricultural Impact Assessment prepared by Tyler Grange;
- Transport Assessment prepared by Hydrock;
- Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects;

- Framework Construction Management Plan prepared by Manchester Life Strategic Development Company;
- Local Benefit Strategy: Statement of Intent prepared by Manchester Life Strategic Development Company;
- Crime Impact Statement prepared by Greater Manchester Police;
- Ventilation Strategy prepared by Buro Happold;
- Daylight/Sunlight Assessment prepared by GIA;
- TV Reception Survey prepared by PagerPower; and,
- Operational and Car Parking Management Statement prepared by Manchester Life Strategic Development Company.

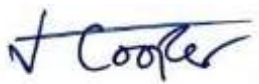
Non-Validation Requirements, prepared to assist in determining the application

- Health Impact Statement prepared by Buro Happold;
- Strategic Case for the Hub prepared by Hillbreak;
- Technical Case for the Hub prepared by Deloitte; and,
- Sustainability Statement prepared by Buro Happold.

Payment for the Application has been arranged by BACS for the sum of £40,937.00 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

Drawing reference	Revision	Drawing Title
9032-BA-XX-00-DR-A-(01)000	P0	Site Location Plan
9032-BA-XX-00-DR-A-(01)001	P0	Existing Site Plan
9032-BA-XX-00-DR-A-(01)002	P0	Demolition Plan
9032-BA-XX-00-DR-A-(04)010	P0	Site GA Plan
9032-BA-XX-00-DR-A-(04)000	P0	Ground Floor GA Plan
9032-BA-XX-00-DR-A-(04)001	P0	First Floor GA Plan
9032-BA-XX-00-DR-A-(04)002	P0	Second Floor GA Plan
9032-BA-XX-00-DR-A-(04)003	P0	Third Floor GA Plan
9032-BA-XX-00-DR-A-(04)004	P0	Fourth Floor GA Plan
9032-BA-XX-00-DR-A-(04)005	P0	Fifth Floor GA Plan
9032-BA-XX-00-DR-A-(04)006	P0	Sixth Floor GA Plan
9032-BA-XX-00-DR-A-(04)007	P0	Seventh Floor GA Plan
9032-BA-XX-00-DR-A-(04)008	P0	Roof Plan (Lower)
9032-BA-XX-00-DR-A-(04)009	P0	Roof Plan (Upper)
9032-BA-XX-00-DR-A-(05)001	P0	North Elevation
9032-BA-XX-00-DR-A-(05)002	P0	East Elevation
9032-BA-XX-00-DR-A-(05)003	P0	South Elevation
9032-BA-XX-00-DR-A-(05)004	P0	West Elevation
9032-BA-XX-00-DR-A-(05)005	P0	Street Elevations
9032-BA-XX-00-DR-A-(05)010	P0	Bay Elevation – South Elevation
9032-BA-XX-00-DR-A-(05)011	P0	Bay Elevation – Stair Cores
9032-BA-XX-00-DR-A-(05)012	P0	Bay Elevation – North Elevation
9032-BA-XX-00-DR-A-(06)002	P0	Proposed Sections A-A & B-B
9032-BA-XX-00-DR-A-(06)003	P0	Proposed Sections C-C & D-D
9032-BA-XX-00-DR-A-(09)001	P0	Accommodation Schedule