

10 May 2021

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Dear Sir / Madam,

Application for Full Planning Permission and Listed Building Consent - Ancoats Dispensary, Old Mill Street

On behalf of our client, Great Places Housing Group Ltd ('the Applicant'), please find enclosed an application for Full Planning Permission and Listed Building Consent for the refurbishment, redevelopment and extension of the Grade II Listed Ancoats Dispensary building for a scheme comprising of 39 affordable housing units.

The site is located to the south of Old Mill Street, adjacent to Lampwick Lane in the Ancoats and New Islington Neighbourhood Development Framework (NDF) Area in Manchester's Regional Centre.

Historically, the site has been subject to a number of proposals; however, all previous applications either withdrawn or consent expired given site constraints and the cost of suitably redeveloping and repairing the Grade II Listed building impact viability.

The site today comprises the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary. There are small areas of hardstanding in front of the north elevation on Old Mill Street, to the west of the western façade and to the south of the southern façade. These areas are mostly occupied by the large and complex scaffolding structure which is supporting the remaining structure of Ancoats Dispensary from further collapse. The building is currently derelict and the upstanding remains comprise principally of the internal and external load bearing walls. Much of the building, including the internal floors has either collapsed or been removed due to structural and safety concerns.

The application submission demonstrates that the Proposed Development is viable and will provide the optimum viable reuse of the site, delivering new affordable homes to help meet the needs of Manchester's growing population.

The Proposed Development will secure the beneficial, long-term, re-use of Ancoats Dispensary and allow the architectural and historic significance to be fully appreciated, whilst removing the risk of further deterioration and risk to public safety.

The description of development as stated on the Application Form for Full Planning Permission is as follows:

"Retention and refurbishment of the former dispensary building's two principal facades, facilitated by: partial demolition works; extension of the building's footprint southwards; and, extension to its height by 1.5 storeys, together with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower, to provide affordable housing units (Use Class C3), with creation of an external secure cycle store, bin store, boundary treatments and associated works"

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The description of development as applied for by the Listed Building Consent is as follows:

“Refurbishment, partial demolition and extension of the former dispensary building to increase the height by 1.5 storeys and extend the building footprint to the south, with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower with creation of external cycle store and bin store, boundary treatments and associated works”

In summary, the Proposed Development comprises:

- Refurbishment of the Old Mill Street and Lampwick Lane facades;
- Demolition of the south and west elevations;
- Extension: 4m to the south, increasing the floorspace by 1,057sqm, and by 1.5 storeys in height;
- Provision of 39 affordable housing apartments (Use Class C3), comprising a mix of 1 bed and 2 bed units;
- Removal of the entrance steps and lowering of the ground floor;
- Reinstatement of the central tower;
- Erection of a secure external cycle store providing 100% cycle parking provision of 39 spaces;
- Erection of an external bin store;
- Erection of boundary treatments;
- One on-street disabled car parking space for visitors; and
- Other associated works.

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

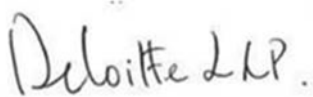
- Application Form and Certificates prepared by Deloitte;
- Site Location Plan prepared by Buttress;
- Full suite of existing and proposed plans as outlined in Appendix A to this Letter, including landscaping plans and Accommodation Schedule prepared by Buttress;
- Design and Access Statement prepared by Buttress;
- Accommodation / Apartment Schedule prepared by Buttress;
- Planning and Public Benefits Statement prepared by Deloitte;
- Statement of Consultation prepared by Deloitte;
- Viability Report prepared by Lambert Smith Hampton;
- Heritage Statement prepared by KM Heritage;
- Conservation Strategy prepared Buttress;
- Archaeological Desktop Study prepared by Salford Archaeology;

- Geo-Environmental Phase 1 Desk Study prepared by Applied Geology;
- Drainage Strategy prepared by Ridge
- Energy Strategy prepared by Ridge;
- Environmental Standards Statement prepared by Ridge;
- M&E Statement prepared by Ridge;
- Structural Statement prepared by Ridge;
- Condition Survey prepared by Ridge;
- Condition Report prepared by Buttress;
- Tower Re-Construction Pallets Survey prepared by Buttress;
- Waste Management Strategy prepared by Buttress;
- Affordable Housing Statement prepared by Great Places;
- Residential Management Statement prepared by Great Places;
- Daylight / Sunlight Assessment prepared by Scanlan Hill;
- Ecology Survey, including Bat Survey prepared by ERAP;
- Crime Impact Statement prepared by Greater Manchester Police;
- Travel Plan Framework prepared by Ashley Helme;
- Transport Assessment prepared by Ashley Helme;
- Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
- Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
- Broadband Connectivity Assessment prepared by Watt;
- MEP Statement, including Ventilation and Extraction prepared by Cundall;
- Local Labour Agreement prepared by Great Places;
- Local Labour KPI prepared by Eric Wright;
- Construction Management Statement, including a Construction Waste Management Plan prepared by Eric Wright;
- Outline Demolition Methodology prepared by Eric Wright;
- Noise Impact Assessment prepared by dBx Acoustics Ltd;
- Air Quality Assessment prepared by Hilson Moran; and
- Topographical Land Survey prepared by JLP Surveying.

Payment of the planning application fee in the sum of £18,018 has been made directly to Manchester City Council under Planning Portal Reference PP-09793683. I would be grateful if you could please confirm receipt of this fee.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Katie Wray (0161 455 6350 / kawray@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Appendix A – Drawing List



Drawing List

Project Title	Ancoats Dispensary	Project No	8803
Client	Great Places	Date	10.05.21

Existing Information

1.1250 @A3- Location Plan

8803-BA-EX-00-DR-A (01)100 Location Plan

1.200 @A1- Topographical Plan

MLLW-JMA-ZZ-ZZ-DR-A-903001_Site Setting Out Plan-S3-P10

1.200 @A1- Site Plan

8803-BA-EX-00-DR-A (01)101 Existing Site Plan

8803-BA-EX-00-DR-A-(01)106 - Site Block Plan - Existing

1.100 @A2-Existing GA Plans

8803-BA-EX-00-DR-A (01)102 Existing Ground Floor GA Plan

8803-BA-EX-01-DR-A (01)103 Existing First Floor GA Plan

8803-BA-EX-02-DR-A (01)104 Existing Second Floor GA Plan

8803-BA-EX-BL-DR-A (01)105 Existing Basement Level GA Plan

1.100 @A1- Existing Elevations

8803-BA-EX-XX-DR-A (02)101 Existing GA Elevations Sheet 1 of 2

8803-BA-EX-XX-DR-A (02)102 Existing GA Elevations Sheet 2 of 2

1.100 @A1- Existing Sections

8803-BA-EX-XX-DR-A (03)101 Existing GA Sections Sheet 1 of 2

8803-BA-EX-XX-DR-A (03)102 Existing GA Sections Sheet 2 of 2

Proposed Information

1.200 @A1- Proposed Site Plan

8803-BA-EX-00-DR-A (04)102 Proposed Site Plan

1.100 @A1-Proposed GA Plans

8803-BA-XX-00-DR-A (04)103 Proposed Ground Floor GA Plan

8803-BA-XX-01-DR-A (04)104 Proposed First Floor GA Plan

8803-BA-XX-02-DR-A (04)105 Proposed Second Floor GA Plan

8803-BA-XX-03-DR-A (04)106 Proposed Third Floor GA Plan

8803-BA-XX-04-DR-A (04)107 Proposed Fourth Floor GA Plan

8803-BA-XX-05-DR-A (04)108 Proposed Fifth Floor GA Plan

8803-BA-XX-RP-DR-A (04)109 Proposed Roof GA Plan

1.100 @A1- Proposed Elevations

8803-BA-XX-XX-DR-A (05)101 Proposed GA Elevations Sheet 1 of 2

8803-BA-XX-XX-DR-A (05)102 Proposed GA Elevations Sheet 2 of 2

8803-BA-XX-XX-DR-A (05)103 Proposed Street Elevations

1.50 @A1 – Detailed Elevation Studies

8803-BA-XX-XX-DR-A-(31)102 - Bay Studies

1.50 @A1 – Detailed Sections

8803-BA-XX-XX-DR-A-(21)001-Tower Reference Sections

8033-BA-XX-XX-DR-A-(21)002-1.50 Strip Sections

1.100 @A1- Proposed Sections

8803-BA-XX-XX-DR-A (06)101 Proposed GA Sections Sheet 1 of 2

8803-BA-XX-XX-DR-A (06)102 Proposed GA Sections Sheet 2 of 2

Schedules

8803-BA-00-00-SP-A (09)001 Illustrative Materials Schedule

8803-BA-XX-XX-SH-A (09)002 Proposed Accommodation Schedule

8803-BA-XX-XX-SH-A-(09)003 - Apartment Schedule

Design & Access Statement

8803-BA-XX-XX-RP-A (07)001 Design & Access Statement

Tower Details

8803 BA-EX-XX-DR-A-(20)001 - Tower Elevations Pre-Demolition Indicating Element Types

8803 BA-EX-XX-DR-A-(20)002 - Tower Reconstruction Survey

8803 BA-EX-XX-DR-A-(20)003 - 3D Perspectives of the Tower

8803-BA-XX-XX-SH-A(20)004 – Tower Re-construction Pallets Survey

1.50 @ A1 - External Works

8803-BA-XX-XX-DR-A-DR (21)400 Bin & Bike Store Proposed

Listed Building Drawings

1.100 @A1-Demolition Plan

8803-BA-XX-00-DR-A (04)200 Demolition Plan

1.100 @A1-Intervention Plans

8803-BA-XX-00-DR-A (04)201 Proposed Ground Floor Intervention Plan

8803-BA-XX-01-DR-A (04)202 Proposed First Floor Intervention Plan

8803-BA-XX-02-DR-A (04)203 Proposed Second Floor Intervention Plan

8803-BA-XX-03-DR-A (04)204 Proposed Third Floor Intervention Plan

8803-BA-XX-04-DR-A (04)205 Proposed Fourth Floor Intervention Plan

8803-BA-XX-05-DR-A (04)206 Proposed Fifth Floor Intervention Plan

8803-BA-XX-RP-DR-A (04)207 Proposed Roof Intervention Plan

1.100 @A1- Intervention Elevations

8803-BA-XX-XX-DR-A (05)201 Proposed Intervention Elevations Sheet 1 of 2

8803-BA-XX-XX-DR-A (05)202 Proposed Intervention Elevations Sheet 2 of 2

Additional Reports

Waste Management Strategy

Architectural Conservation Strategies Report

Miscellaneous

Topographical Land Survey (Prepared by JLP Surveying)

CGI/ Visuals x 5 (Prepared by Planit-IE Ltd)