

23 December 2020

Delivered by email and post

Mr Robert Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: WATM3006

Dear Robert

PROPOSED DEVELOPMENT AT 188 WILMSLOW ROAD, MANCHESTER, M14 6LJ

Further to our recent discussions, we are pleased to submit an application for full planning permission on behalf of The Union of Shop, Distributive and Allied Workers (USDAW), Watkin Jones Group Ltd and Wilmslow Road Manchester Ltd ('the applicants'). The proposed development comprises:

"Full planning application for the part-demolition of the existing office buildings on site and erection of purpose built student accommodation. Retention and redevelopment of Oakley Villa to provide amenity and communal space, landscaping and associated infrastructure."

Application Documents

This planning application has been submitted via email with all application documents listed at Appendix 1 of the Planning Statement.

The requisite planning application fee of £41,903 has been paid by the applicant to Manchester City Council – Receipts via BACS payment (Ref: WATM3006 USDAW Fallowfield). A full breakdown of the planning fee calculation can be found in Schedule, this has been agreed with Manchester City Council prior to submission.

Summary

I trust that you have sufficient information to register and determine this application and I 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.

Yours sincerely



1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

Jenny Fryer
Senior Planner

jenny.fryer@turley.co.uk

Schedule 1: Planning Fee Calculation

This application fee has been calculated based upon the requisite planning applications fees identified within 'The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (TCPR) as amended.

Proposed Development	Category Fee	Assumptions *Figures rounded up	Application Fee
Erection of purpose built student accommodation and redevelopment of Oakley Villa	Erection of buildings (not dwelling houses, agricultural, glasshouses, plant nor machinery) Calculated based on the gross floor space to be created by the development	For developments greater than 3,750sqm: £22,859 + £138 for each 75sqm (or part therefor) in excess of 3,750 sqm. Purpose Build Student Accommodation = 13,966.72sqm Redevelopment of Oakley Villa = 113sqm Calculation as follows: 13,967 + 113 = 14,080 14,080 – 3750 = 10,330 10,330 / 75 = 138 138 * £138 = £19,044 £19,044 + £22,859 = £41,903.00	£41,903.00
Part-demolition of the existing office buildings	Prior Approval 'Demolition of buildings'	Fixed fee of <u>£96</u> However, subject to paragraph 13 and sub-paragraph (2), where an application or deemed application relates to development which is within more than one of the categories - Schedule 1, Article 14 (b) states the highest amount so calculated shall be the fee payable in respect of the application or deemed application.	£0.00
Total Application Fee			£41,903.00