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Dear Angela,

## **Application for Full Planning Permission and Listed Building Consent – Laystall Street; Manchester**

Please find enclosed an applications for Full Planning Permission and Listed Building Consent for 32-34 Laystall Street in Manchester City Centre. The proposals seek approval for the construction of two new buildings (one of three storeys and one of nine storeys) following demolition of existing structures, together with the repair and restoration of the Grade II listed building, securing its long term future use to provide as a mixed-use development comprising offices and residential apartments (the “Proposed Development”).

The site is bound by Laystall Street to the north, Brock Street to the east, the Central Electrical building and Ducie Street to the south, and Pigeon Street to the west (“the Site”).

### **Applicant**

The Applicant, McCauls Group Ltd (“McCauls”), is a Manchester based developer and contractor who have led a number of high quality developments, including Warehaus Ancoats, which comprised restoration and conversion of an existing historic warehouse.

McCauls bring the knowledge and experience required in all phases of the development and construction process, which allows them to achieve an exceptionally high level of quality and efficiency throughout its developments.

### **Background**

The Site comprises four parts: a) the original building fronting Laystall Street (the ‘Showroom’); b) the existing outrigger to the rear; c) the 1950s extension to the outrigger, and, d) the 1990s outbuildings to the rear of the outrigger. The Showroom was constructed for John Armitage in circa. 1879 on the site of 18th Century slum dwellings. The original building is ornate and uses Armitage’s own terracotta designs, forming an advertisement for his terracotta décor. The outrigger has undergone significant changes, partially caused by fires in 1927 and 1954, and subsequently was further altered and lowered in the

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1960s. original building was constructed for John Armitage in circa. 1879 on the site of 18th century slum dwellings. The original building is ornate and uses Armitage's own terracotta designs, forming an advertisement for his terracotta décor and is therefore considered to be of high heritage significance. The buildings have been vacant for a number of years and are in poor condition.

The rest of the Site historically comprised residential dwellings. In the 1970s the remaining housing was demolished, which left the western part of the Site as vacant land. From 2003, this area has been used as a public surface car park.

### **The Proposals**

The Proposed Development seeks to revitalise the Site through restoration of the Grade II listed 32-34 Laystall Street showroom, together with the construction of two sensitively designed new buildings providing a mix of residential and office use. The proposals see the positive re-purposing of the existing showroom building and deliver a number of key public benefits, as set out within the supporting documentation.

The Site is situated just outside of the Piccadilly Basin Strategic Regeneration Framework (SRF) area and falls within the boundary of the Manchester Piccadilly SRF 2018, where it falls within the mixed use 'East Village' area. The proposals are entirely consistent with ambitions of the Regeneration Framework documentation. The SRF area is a regeneration priority for Manchester City Council and envisions a truly mixed-use area in a key city centre location. Once complete it will provide a vibrant linkage between Piccadilly, Ancoats/New Islington, and the Northern Quarter. Parts of the Piccadilly Basin SRF have already been delivered, including the Dakota Deluxe Hotel and Burlington House, and existing uses include the Urban Exchange retail park, offices, residential, hotels and car parking.

It is intended that in addition to revitalising an underutilised site, these works will support the ambitions of the SRF area.

### **Description of Development**

The description of development as stated on the application form for Full Planning Permission is as follows:

*Full Planning Permission for: the retention and refurbishment of 32-34 Laystall Street for use as offices (Use Class E); the construction of a three storey commercial extension; the demolition and redevelopment of the outrigger and associated structures for a nine storey residential building (Use Class C3); and, other associated works including access, servicing, landscaping and secure cycle parking.*

The description of development as stated on the application form for Listed Building Consent is as follows:

*Internal and external alterations to 32-34 Laystall Street including: refurbishment of windows; refurbishment of interior; installation of a new access gate; installation of new plant, new roof; and, a three storey corner extension, plus the demolition of the outrigger and associated structures.*

### **Application Documents**

The application documentation has been prepared in accordance with MCC's Validation Criteria and agreed with MCC as Local Planning Authority in May 2020. It provides a comprehensive list of supporting

documentation covering submission, determination and post determination stages of the applications as follows:

- Planning application form and ownership certificates prepared by Deloitte Real Estate;
- Application site plan; existing site plan and location plan prepared by OMI Architects;
- Planning application and Listed Building drawings, sections and elevations prepared by OMI architects;
- Design and Access Statement including Landscaping Strategy prepared by OMI architects;
- Accommodation schedule prepared by OMI architects;
- Materials Schedule & Quality Control Statement prepared by OMI architects;
- Air Quality Assessment prepared by Redmore Environmental;
- Archaeological Desktop Assessment prepared by Salford Archaeology;
- Broadband Connectivity Assessment prepared by Pager Power;
- Construction Management Plan (including Construction Waste Management Plan) prepared by McCaul;
- Crime Impact Statement prepared by Greater Manchester Police;
- Flood Risk & Drainage Strategy prepared by Clancy;
- Ecology Survey including Bat Survey prepared by E3P;
- Environmental Standards Statement / Energy Statement / BREEAM Pre-Assessment prepared by Clancy;
- Heritage Statement prepared by Stephen Levrant Heritage Architects;
- Local Labour Agreement prepared by McCaul;
- M&E Statement, including Ventilation and Extraction prepared by Clancy;
- Noise Assessment prepared by E3P;
- Operational Waste Management Strategy prepared by by OMI architects (included in DAS);
- Planning Statement prepared by Deloitte Real Estate;

- Phase 1 Geo-environmental Assessment prepared by Earth Environmental and Geotechnical;
- Residential Management Strategy prepared by McCaul's;
- Servicing Strategy prepared by Eddisons/ OMI architects;
- Structural Statement prepared by Clancys;
- Sunlight and Daylight Assessment prepared by Watts;
- Transport Statement prepared by Eddisons;
- Travel Plan Framework prepared by Eddisons;
- TV Reception Survey prepared by Pager Power; and,
- Condition Survey prepared by Consurv.

A payment for £30,089 in respect of the application fee has been made via a BACS transfer, as agreed with the Local Planning Authority.

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 using the details above or my colleague Frances Hampson (+44 161 455 6766 / [fhampson@deloitte.co.uk](mailto:fhampson@deloitte.co.uk)).

Yours sincerely



**John Cooper**  
For and on behalf of Deloitte LLP