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Our ref: KH/7546-01db-18092020-planning application.docx
Date: 18th September 2020

Dear Angela

re: **43-47 Piccadilly**

Further to a previous Planning Permission and Listed Building Consent application for the same site made by Walsingham Planning on 22nd July 2019 via the Planning Portal (ref: PP-07847394), we hereby apply to supersede the previously issued submission with the documents listed below.

The application seeks Planning Permission and Listed Building Consent for:
"construction of a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3 and A4) in a building of 12 storeys above a retail unit (flexible within Use Classes A1, A2, A3, A4, A5, B1 and D2) to the ground floor and basement, including the partial demolition of existing warehouse, the façade retention of the existing warehouse facing Back Piccadilly, and the refurbishment of a listed townhouse at 47 Piccadilly."

This application is supported by the following documents, which have been compiled in line with Manchester City Council's validation requirements and in discussion with the LPA at the pre-application stage:

- Application Form, Ownership Certificate A and Agricultural Holdings Certificate
- Site plan (drawing 7546-al(04)0001)
- Application drawings by SSL (as listed on the drawing register)
- Planning Statement by SSL
- Design and Access Statement by SSL
- Waste management strategy by SSL
- Drawing register by SSL
- Crime Impact Statement by GMP
- Heritage Statement by Heritage Architecture
- Energy and Renewables Statement by T&L
- Fume Extraction Statement by T&L
- Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist
- Site Noise Assessment by Hoare Lea
- Transport Statement by RGP
- Travel Plan by RGP
- Bat and Black Redstart Survey by Avian Ecology

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- Drainage Strategy by Crouch Waterfall
- Archaeological Desk Based Report by CFA
- Sunlight and Daylight Assessment by BRE
- BREEAM Pre-Assessment Report by SCS Partnership
- Delivery and Servicing Management Plan by RGP
- Structural Philosophy Report by Crouch Waterfall

We understand the planning fee submitted with the previous application will be attributed to this application.

We trust that you find this proposal satisfactory and look forward to your response.

Yours sincerely

Keith Hamilton
partner
stephenson STUDIO ltd.