

9 December 2019

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT
United Kingdom

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer

Goulden Street, New Cross, Manchester
Application for Full Planning Permission and Listed Building Consent

On behalf of our client, Mulbury Homes (Goulden Street) Ltd, please find an enclosed application for Full Planning Permission and Listed Building Consent for the site bound by Bendix Street to the north east, Chadderton Street to the south east, Goulden Street to the south west and Cross Keys Street to the north west.

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

"Erection of 8-storey residential building comprising residential units, with ground floor commercial use; alterations to the retained perimeter wall and chimney including the introduction of a light box; car parking for disabled people, highways, landscaping and other associated works."

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

"Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building comprising residential units, with flexible ground floor commercial use, associated landscape and other associated works."

Proposals

The proposals at Goulden Street include an eight storey block providing 73 apartments (Use Class C3), and commercial unit to ground floor comprising 205 sq. m floor space.

The Site is not located within a Conservation Area. The remains of the Grade II listed 'Former Police and Ambulance Station', are located on the Site.

Documents

The application proposals are submitted alongside two other, concurrent applications by the same applicant for residential led development in the New Cross Area.

The submission comprises a suite of documents as set out below which fully explain and justify the Proposed Development. The scope of the application has been agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

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- Planning and Listed Building application form, fees and ownership certificates;
- Planning application red-line boundary plan prepared by Tim Groom Architects;
- Existing plans, sections and elevations prepared by Tim Groom Architects;
- Proposed elevations, plans and sections prepared by Tim Groom Architects;
- Design and Access Statement prepared by Tim Groom Architects;
- Planning and Tall Building Statement prepared by Deloitte Real Estate;
- Statement of Consultation prepared by Deloitte Real Estate
- Heritage Statement prepared by Heritage Architecture;
- Ventilation Strategy prepared by Future Serv;
- Landscaping / Public Realm Strategy prepared by Layer-ing;
- Archaeological Desktop Report prepared by Salford Archaeology;
- Environmental Standards Statement prepared by Watergrove;
- Energy Statement prepared by Future Serv;
- Ecological Assessment prepared by Penny Anderson Associates;
- Crime Impact Statement prepared Greater Manchester Police;
- Ground Conditions Report prepared by Scott Hughes Design;
- Transport Statement prepared by SKTP;
- Travel Plan Framework prepared by SKTP;
- Site Waste Management Strategy prepared Tim Groom Architects;
- TV Reception Survey prepared by pager Power;
- Noise Assessment prepared by DBX Acoustics;
- Sunlight, Daylight and Overshadowing prepared by Gray Scanlan Hill;
- Flood Risk Assessment prepared by Scott Hughes Design;
- Air Quality Assessment prepared by Wardell Armstrong;
- Structural Survey prepared by Scott Hughes Design;
- Residential Management Strategy prepared by Mulbury; and
- Construction Management Plan prepared by Mulbury.

A cheque has been sent under separate cover, made payable to Manchester City Council, for the sum of £27,419 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 Joanne Burnett (0161 455 8625 / joaburnett@deloitte.co.uk) or Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk).

Yours sincerely



John Cooper

Deloitte LLP