19 February 2020

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FAO Mr D. Brettell
Manchester City Council
Planning Department
Floor 6 Town Hall Extension
Albert Square
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PO Box 532
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Dear Mr Brettell

Application for The Demolition of 2 – 4 Whitworth Street West and construction of a Seven Storey Building Including Hotel with Flexible Use Ground Floor Units

Introduction

I write on behalf of Maizelands Ltd and Arringford Ltd and am pleased to enclose an application on their behalf for planning permission for the demolition of 2 – 4 Whitworth Street West and construction of a Seven Storey Building Including Hotel with Flexible Use Ground Floor Units. The proposed development is described on the application form as follows:

> *'' The demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works."*

The application has been submitted today to Manchester City Council via the Planning Portal (Ref: PP-08215178).

The planning application site extends to approximately 1 ha and is located on Whitworth Street West within the city centre. The application site is opposite Deansgate Metrolink station and is situated adjacent to Deansgate train station.

The Application Submission

The planning application is accompanied by a full suite of technical reports, alongside detailed architectural drawings. The table below lists the full suite of documents submitted with the planning application.

Requirements	Submitted Documents
Architects Drawings	2068-A-L-001-Location Plan 2068-A-L-004-Existing Site Plan 2068-A-L-005-Proposed Site Plan 2068-A-L-100-Proposed Ground Floor Plan 2068-A-L-101-Proposed First Floor Plan 2068-A-L-102-Proposed Levels 2-6 Floor Plan 2068-A-L-103-Proposed Roof Plant Plan 2068-A-L-200-Context Elevations Existing 01 2068-A-L-201-Context Elevations Existing 02 2068-A-L-202-Context Elevations Proposed 01 2068-A-L-203-Context Elevations Proposed 02 2068-A-L-204-Proposed North Elevation 2068-A-L-205-Proposed West & East Elevations 2068-A-L-206-Proposed South Elevation 2068-A-L-210-Proposed Bay Elevations 2068-A-L-300-Proposed Section Context 2068-A-L-301-Proposed Section AA
Technical Reports	Design and Access Statement Planning Statement Transport Statement Travel Plan Consultation Statement Ecology Statement (Bat Survey) Heritage Statement Drainage Statement and Layout Noise and Vibration Assessment Wind Modelling Air Quality Assessment Planning Energy Statement Ventilation Strategy Crime Impact Statement Demolition Method Statement Details of extraction system and plant Stage 1 Site Investigation Waste Management Statement (inc Waste Management Pro-forma)

In addition to the documents listed in the table above, the submitted application includes:

- Planning application forms;
- Planning application fee of £29,207; and
- This covering letter.

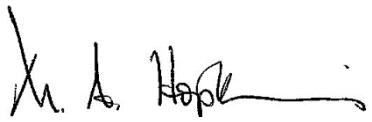
Summary

The submitted application seeks full planning permission for the demolition of 2 – 4 Whitworth Street West and the construction of a Seven Storey Building Including Hotel with Flexible Use Ground Floor Units.

It is considered that the submitted detailed scheme design delivers a high-quality, landmark tourist development in Manchester's city centre that will that will support the wider regeneration of this part of Manchester City Centre. The application site is in a sustainable location and is in close proximity to a wide range of public transport and cycle linkages. As such, it is considered the proposed use is wholly appropriate in this location and will provide a positive addition to the area.

I trust that the submitted documents provide the Council with sufficient information to determine the application. If, however, you or your colleagues require any further information or have any queries regarding the submission, please do not hesitate to contact me.

Yours sincerely,



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