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Real Estate

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9 December 2019

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

Dear Jennifer

Bendix Street, New Cross, Manchester - Application for Full Planning Permission

On behalf of our client, Mulbury Homes (Central) Ltd, please find an enclosed application for full Planning Permission for the site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west. The plot comprises previously developed land, currently used as a locksmith business.

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

"Erection of a 12-storey residential building (Use Class C3) comprising residential units, with ground floor commercial use (Use Class A1, A2, A3, B1 and/or D1) excluding Places of Worship), car parking for disabled people, with highways, landscaping and other associated works following demolition of existing buildings".

Proposals

The proposals at Bendix Street include a 12 storey block providing 161 apartments (Use Class C3), and commercial unit at the ground floor comprising 147 sq.m floor space.

The plot is not located within a Conservation Area and does not contain any Listed Buildings or structures. The Grade II listed 'Former Police and Ambulance Station', is located approximately 70m to the west of the Site, and the Grade II Listed 'Victoria Square' is located approx. 50m to the east.

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.

- Planning 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;

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- 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 Stephen Levrant 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 (appended to the Transport Statement);
- Site Waste Management Strategy prepared Tim Groom Architects;
- TV Reception Survey prepared by Pager Power;
- Broadband Connectivity 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;
- Desk Based Wind Assessment prepared by Graeme Flynn;
- Air Quality Assessment prepared by Wardell Armstrong;
- 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 £40,025 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 colleagues Joanne Burnett (0161 455 8625 or joaburnett@deloitte.co.uk) or Rachel Hopkins (0161 455 6812 or rachelhopkins@deloitte.co.uk).

Yours sincerely

John Cooper

Deloitte LLP