

27 March 2020

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

Dear David

Union, St John's, Manchester – Application for Full Planning Permission

Please find an enclosed application for Full Planning Permission for a mixed use development on land within the St John's Masterplan area. The Applicant is Union Living Limited Ltd.

The Site covers up to 0.67 hectares and is bound by the under construction Manchester Goods Yard (as approved under PP:121511/FO/2018) to the east, River Irwell to the west, under construction Factory (as approved under PP:119890/VO/2018) to the south, and with the Victoria and Albert Hotel located to the north.

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

"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."

The development of the Site is supported on a strategic level by the St John's Masterplan (SRF) and other relevant planning policy documents. It benefits from an extant planning permission (Reference: 114723/FO/2016) for a 36 storey residential tower.

Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals in terms of Planning Policy and other material considerations. It is supported by an Environmental Statement as well as a suite of non-ES technical reports and planning policy. The scope of the application has been agreed through pre-application consultation with Manchester City Council as the Local Planning Authority, set out as follows:

- Application forms and notices, prepared by Deloitte Real Estate;
- Accommodation and Drawing Schedules, prepared by Denton Corker Marshall;
- Site and location plans, prepared by Denton Corker Marshall;
- Existing and Proposed plans, prepared by Denton Corker Marshall;

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- Public Realm General Arrangement Plan, prepared by Exterior Architecture;
- Design and Access Statement, prepared by Denton Corker Marshall;
- Planning and Tall Building Statement, prepared by Deloitte Real Estate;
- Statement of Community Consultation, prepared by Deloitte Real Estate;
- Environmental Standards Statement, prepared by Futureserv;
- Ground Conditions and Remediation Strategy, prepared by Curtins;
- Transport Statement, prepared by Vectos;
- CGI's, prepared by Our Studio;
- Archaeological Desk Based Assessment, prepared by Salford Archaeology;
- Ecological Assessment and cover note, prepared by ERAP;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Flood Risk and Drainage Assessment, prepared by Curtins;
- Travel Plan Framework, prepared by Vectos;
- Waste Management and Servicing Strategy, prepared by Vectos;
- TV Reception Survey, prepared by G-Tech Surveys;
- Viability Assessment, prepared by Deloitte Real Estate;
- Energy Statement, prepared by Futureserv;
- Ventilation Strategy, prepared by Futureserv;
- Management Strategy, prepared by VITA;
- Broadband Assessment, prepared by G-Tech Surveys; and
- Local Labour Agreement, prepared by BAM.

The Environmental Statement, consisting of;

- Chapter 1: Introduction
- Chapter 2: Site, Surroundings and Description of Proposals
- Chapter 3: EIA Methodology
- Chapter 4: Construction Management
- Chapter 5: Consideration of Alternatives
- Chapter 6: Townscape and Visual Impact
- Chapter 7: Historic Built Environment
- Chapter 8: Noise and Vibration
- Chapter 9: Air Quality
- Chapter 10: Daylight and Sunlight
- Chapter 11: Wind Microclimate
- Chapter 12: Type 1 Cumulative Impact Assessment
- Chapter 13: Summary of Residual Impacts

- Technical Appendices

The application is submitted through the Planning Portal, reference PP-08613970. Payment been sent under separate cover, made payable to Manchester City Council, for the sum of £75,575 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 Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) or Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', with a stylized flourish at the end.

John Cooper
Deloitte LLP

Enc: