

27 February 2020

Delivered by Planning Portal and post

FAO: Ms A Leckie
Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Our reference: FORM3006
Planning portal reference: PP-07411714

Dear Ms Leckie,

FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING VICTORIA HOUSE BUILDING AND REPLACEMENT WITH A RESIDENTIAL TOWER WITH GROUND FLOOR COMMERCIAL USES, GREAT ANCOATS STREET, MANCHESTER

Further to our recent discussions, we are pleased to submit an application for full planning permission on behalf of our client Forshaw Land and Property Group Ltd. This application is for the demolition of the existing Victoria House and replacement with a residential tower with ground floor commercial uses.

The description of development is as follows:

“Demolition of existing buildings and erection of a residential tower (Use Class C3) with commercial space (Use Class A1, A2, A3, A4 and D1) associated shared amenity spaces, cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements.”

Application Documents

This planning application has been submitted and via post and comprises the following documents:

- Application forms and certificates, prepared by Turley
- Application drawings, prepared by Simpson Haugh and Re-Form
- Design and Access Statement, prepared by Simpson Haugh and Re-Form
- The Planning and Tall Building Statement, prepared by Turley
- Statement of Community Engagement, prepared by Turley
- Environmental Statement and Technical Appendices, co-ordinated by Turley

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- Environmental and technical reports not included within the Environmental Statement:
 - Crime Impact Assessment, prepared by Design for Security
 - Environmental Standards Statement, prepared by Element Sustainability
 - Waste Management Strategy, prepared by Vectos
 - Fire Strategy Report, prepared by Hydrock
 - Green and Blue Infrastructure Statement, prepared by Re-Form
 - Ventilation Strategy, Beechfield Consulting Engineers
 - Economic Statement, prepared by Turley
 - Broadband Installation Design Document, Hyperoptic

We enclose an electronic CD which contains the application plans and reports. The requisite planning application fee of £41,771 has been submitted via the following two methods:

- £37,763.00 was paid via cheque to Manchester City Council on 29 November 2018; and
- £4,008 cheque payable to Manchester City Council accompanies this letter.

Background to the Application

This application relates to the redevelopment of the Victoria House Building which is located within the adopted Portugal Street East Strategic Regeneration Framework area ("PSE SRF"). The PSE SRF area lies within the adopted Manchester Piccadilly Strategic Regeneration Framework Update Area ("Manchester Piccadilly SRF").

Both the PSE SRF and the Manchester Piccadilly SRF seek to realise the potential benefits which the arrival of HS2 could have on the eastern side of the city. The overarching aims of the PSE SRF and the Manchester Piccadilly SRFs are to improve the attractiveness of investment in neighbouring areas, radically improve physical connections and permeability between Great Ancoats Street and Manchester Piccadilly, provide destinations for social and cultural activity, create a sense of place, build a community and enhance the city skyline.

The Proposed Development Site ("PDS") is located in a highly sustainable location, with access to employment, retail, education, open space, the transport network and leisure and cultural facilities.

The Proposed Development will contribute positively to Manchester City Council's stated objective to create a sustainable lifetime neighbourhood with high-quality environments, good local facilities and easy access to employment opportunities.

Summary

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely,

Elinor George
Senior Planner