

21 October 2019

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Planning Department
Manchester City Council
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FAO David Roscoe and David Brettell

Dear Sirs

Vehicular Basement Access Connection between St. John's Place and Manchester Goods Yard, Manchester – Application for Full Planning Permission

Please find enclosed an application submitted by Manchester Quays Developments Limited for Full Planning Permission in relation to the provision of a revised basement connection.

The proposed basement access route detailed in this submission provides a through-route from the basement of Manchester Goods Yard ('MGY') to the Globe and Simpson ('G&S') basement car park, without impacting the delivery of future phases in St. John's Place. The revised connection circumnavigates the basement area under St. John's Place.

Proposed Development

The Description of Development as set out in the Application Form is as follows:

"Application pursuant to 121721/FO/2018 and 121511/FO/2018 for vehicular access route between two approved basement car park areas"

Concurrent Applications

This application for Full Planning Permission is submitted concurrently with a Minor Material Amendment application to Globe and Simpson (PP Ref. 121721/FO/2018) and a Non-Material Amendment to Manchester Goods Yard (PP Ref.: 121511/FO/2018) that amend the basement layouts in each area to facilitate the revised connection between them.

Summary

In addition to this Cover Letter, the Application comprises the following:

- Completed Application Forms and Certificates;
- Red Line Proposed Vehicular Access Route Plan (SJQ-099-ALL-XX-XX-DR-S-04001); and
- Application fee cheque payable to Manchester City Council for £234.

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I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours faithfully

John Cooper
Deloitte LLP

Encs: