Zerum Planning Limited
4 Jordan Street
Manchester
M15 4PY

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

6th December 2019

Carolyn Parry
Planning
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Carolyn,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).
PLANNING AND LISTED BUILDING APPLICATION FOR REFURBISHMENT, RESTORATION, RECONFIGURATION AND EXTENSION OF THE FORMER LONDON ROAD FIRE STATION SITE TO CREATE A MIXED USE DEVELOPMENT COMPRISING OF HOTEL, WORKSPACE/OFFICE, COMMERCIAL FLOORSPACE, RESIDENTIAL APARTMENTS AND LEISURE TOGETHER WITH ACCESS, HIGHWAY WORKS ETC
THE FORMER LONDON ROAD FIRE STATION, LONDON ROAD, MANCHESTER
PLANNING PORTAL REFERENCE: PP-08336108

Please find enclosed a full planning application for refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works.

We also submit an associated listed building consent application for alteration and extension of the former London Road Fire Station as part of its restoration, refurbishment and re-use as a hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2).

The application has been submitted on behalf of the applicant, Allied London Fire Station Ltd, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and land under the applicants ownership in blue; and
- Planning application fee.

Our ongoing pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These are:

- Planning Statement prepared by Zerum;
- Statement of Community Consultation prepared by Zerum, contained within this document;
- Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein
- Design and Access Addendum prepared by Purcell;
- Fixture and Fitting Strategy prepared by Levitt Bernstein;
- Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
- Structural Report including plans prepared by Curtins;
- Flood Risk Assessment prepared by Curtins;
- Phase 1 Ground Conditions Survey prepared by Curtins
- Heritage Significance Statement prepared by Heritage Architecture;
- Heritage Impact Statement prepared by Heritage Architecture;
- Tenant Design Guide prepared by OBI;
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Ecological Survey prepared by Tyrer Partnership;
- Transport Statement prepared by Vectos;
- Framework Travel Plan prepared by Vectos;
- Waste Management Strategy prepared by Vectos;
- Acoustic Assessment prepared by Sandy Brown;
- Energy Statement prepared by Crookes Walker Consulting;
- M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
- Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
- Crime Impact Statement prepared by Greater Manchester Police;
- Operations Management Plan prepared by Allied London and All Work & Social;
- Coroners Court Document prepared by Allied London;
- Essential Fabric Repairs Schedule prepared by Allied London;
- Construction Management Plan prepared by Allied London; and
- Visual Survey Document prepared by Levitt Bernstein.

The application is supported by a full suite of plans produced by scheme architect, Purcell, and CGI and massing images.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely

Nikki Sills
Divisional Director

Encs Supporting Application Documents