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16 December 2016

Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

F.A.O. Ms A Leckie

Dear Sir / Madam,

Application for Planning Permission – Plot 9, Circle Square, Oxford Road, Manchester

On behalf of our client, Vita Satellite 2 Ltd, we are pleased to enclose an application for Full Planning Permission for the redevelopment of Plot 9 of the Circle Square Masterplan, Oxford Road, Manchester.

Site

The Site comprises Plot 9 of the Circle Square masterplan. It is bounded by Charles Street to the north and the emerging Circle Square masterplan to the east, south and west. The site extends to approximately 0.148 ha. The Site comprises brownfield land that has been fully prepared for development.

Proposed Development

The description of proposed development, as provided in the Planning Application is as follows:

Erection of 18 storey serviced apartment building (384 units) with ancillary retail (A1, A2, A3, A4), residents' hub and associated access and landscaping.

Application Documents

The following information is provided in support of this application:

- Application Form and Ownership Certificates;
- Application drawings prepared by Feilden Clegg Bradley Studios (FCBS);
- Landscaping drawings prepared by Planit-IE;
- Design & Access Statement prepared by FCBS and Planit-IE;
- Planning Supporting Statement prepared by Deloitte;
- Tall Building Statement prepared by Deloitte;
- Circle Square Phase 1B and 1C Environmental Statement, Technical Appendices and Non-Technical Summary, prepared by Deloitte with input from technical consultants;
- Crime Impact Statement prepared by Greater Manchester Police;
- Transport Statement and Framework Travel Plan prepared by Curtins;
- Waste Management Strategy & Waste Management Proforma prepared by Vectos;
- Ventilation Strategy prepared by Crooks Walker Consulting;
- Environmental Standards Statement, including BREEAM Pre-Assessment prepared by SAL;
- Energy Strategy Statement prepared by Crookes Walker Consulting;
- Statement of Consultation prepared by Deloitte;
- Assessment of Archaeological Investigations Report and confirmation of WSI appointment letter prepared by Pre-Construct Archaeology;
- Phase 1B Extended Phase 1 Habitat Survey and Bat Inspection prepared by Penny Anderson Associates;

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and

- A cheque for £59,384, made payable to Manchester City Council, comprising the planning application fee.

As agreed with the Local Planning Authority, the submission is supported by one paper copy of the application and one electronic copy on CD.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me or my colleague, Niall Alcock (0161 455 6787).

Yours sincerely

Mark Underwood
Deloitte LLP

Enc.

cc. Vita Satellite 2 Ltd