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11 January 2017

Planning Department
Manchester City Council
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PO Box 532
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Manchester
M60 2LA

FAO Ms L Harrison

Dear Lucy

Potato Wharf Blocks 3 and 4, Castlefield, Manchester

Application for Full Planning Permission – Planning Portal Ref: PP-05679171

Introduction

On behalf of the Applicant, Lend Lease Residential (North West) Ltd, please find enclosed an application for full Planning Permission and listed building consent for residential development at Potato Wharf in Manchester.

The site is located in the Castlefield area of Manchester City Centre and forms the next phase of the Potato Wharf development. The site is approximately 1.21 hectares (ha) in size, and is bound Potato Wharf to the north and the Bridgewater Canal to the south. The site is bordered to the east by a residential development also developed by the Applicant (Blocks 1 and 2, Potato Wharf).

Planning permission was originally granted for Phase 2 of the Potato Wharf development in November 2015 (Local Planning Authority application references 109335/FO/2015/C1 and 109336/LO/2015/C1). However following a strategic review by the Applicant regarding the delivery of Potato Wharf, it is proposed that the currently consented open market apartment scheme for Potato Wharf Blocks 3 and 4 be changed to a Build to Rent Scheme. The Applicant is establishing a Build to Rent Scheme fund in the UK to include projects from Manchester, London and York and the proposal at Potato Wharf is integral to this. Funding for the project is secured and approved.

Application for Planning Permission

As set out during pre-application discussions, the Applicant now wishes to provide a Build to Rent scheme as the second phase of the Potato Wharf development. As such the purpose of this planning application is to make alterations to the scheme approved in November 2015 (application references 109335/FO/2015/C1 and 109336/LO/2015/C1) which proposed an open market development. Fundamentally however the principle of the development remains the same as that previously approved and the proposals comprise the demolition of the existing cement works buildings located on the site and the construction of two new eight storey residential buildings providing 191 apartments.

The description of development as set out in the application form is as follows:

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"Application for Full Planning Permission for the demolition of existing buildings and plant; construction of two residential buildings with a link building providing residential amenity areas, public realm and landscaping, access and servicing arrangement, car parking and associated works; and Listed Building Consent for works within the curtilage of a Listed Structure associated with the creation of surface car park and secure bicycle store."

Full Planning Permission is sought for the demolition of the existing buildings on the site and the construction of two residential blocks with landscaping and the other associated works as set out above. Listed Building Consent is sought for the creation of surface car parking and bicycle parking within the curtilage of the three viaducts which are Grade II Listed structures. These works relate to the provision of the parking facilities on the site which will be located under the viaducts. The works within the curtilage of the Listed Viaduct also relate to the formation of a doorway within the existing brick infill (not original fabric). These works will not adversely affect the special character of the Listed Viaduct or its setting.

The proposed use for residential complements the City's identified need for new homes and will accelerate the delivery of these much needed homes. The City has an aspiration to provide 13,000 homes by 2019, with a projected need for 55,000 homes by 2027. Manchester City Council's adopted town planning policies identify that there is an urgent need to deliver new residential development in the City Centre in order to satisfy the demand that has built during the economic downturn as new residential development activity subsided and Manchester's population has continued to grow (growth that is projected to continue into the future).

There is an important link between economic growth, regeneration and the provision of new residential development. As Manchester moves into its next phase of economic growth, further provision in the city centre is required to fuel and complement the significant economic growth of the City.

The site is in close proximity to public transport, amenities and facilities of the City Centre, including the variety of civic, cultural and leisure facilities such as the Museum of Science & Industry, the Castlefield Hotel Leisure Club and Castlefield Urban Heritage Park. Together, these attributes will make a very popular residential location.

The surrounding area has experienced dramatic change over the past decade from an industrial area to a modern residential hub. The proposals will add further residential development to the area. The proposals relate to a key regeneration site in the Regional Centre – the economic driver for the City Region. The proposal will deliver much needed new residential development taking into account Manchester's projected economic and population growth estimates.

The architectural design and detailing of the building has been developed to a high standard appropriate to its local context and respectful of existing heritage assets.

The Heritage Statement acknowledges the exceptional quality and design of the proposed development and the enhancement to the surrounding townscape, which will mitigate against any instances of adverse harm and will sustain the heritage values of the identified heritage assets.

The proposals have been designed to deliver a viable use and development of a brownfield site. Furthermore, the scheme will provide a landmark development on this key site that will contribute to Manchester's housing supply, an essential component in the delivery of projected economic growth.

Application Fee

The application fee is calculated on the following basis:

- Number of units: 191
- £19,049 plus £115 per additional dwelling in excess of 50
- £115 * 141 = £16,215

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- £19,049 + £16,215 = **£35,264**

Application Documents

The application is supported by the following documents.

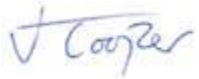
- Planning application forms and ownership certificate;
- Application red-line boundary plan prepared by Weedon Architects;
- Elevations, plans and sections prepared by Weedon Architects (see enclosed drawing schedule);
- Design and Access Statement and Refuse Strategy prepared by Weedon Architects;
- Acoustic Report prepared by Hoare Lea Acoustics;
- Air Quality Assessment prepared by Aecom;
- Archaeological Assessment letter prepared by Oxford North Archaeology;
- Code for Sustainable Homes Pre Assessment Estimator Tool prepared by Breglobal;
- Crime Impact Statement prepared by Greater Manchester Police;
- Energy Statement prepared by Hulley and Kirkwood;
- Environmental Standards Statement prepared by Hulley and Kirkwood;
- Flood Risk Assessment and Drainage Strategy prepared by Shepherd Gilmour;
- Heritage Assessment prepared by Turley;
- Landscape details prepared by Landscape Projects;
- Phase 1 Habitat Survey prepared by WSP;
- Phase 1 Geo-Environmental Site Assessment prepared by e3p;
- Phase 2 Geo-Environmental Site Assessment prepared by e3p;
- Planning Statement prepared by Deloitte Real Estate;
- Protection of Surface Water Quality Letter prepared by e3p;
- Residential Management Strategy prepared by the Applicant / Living City;
- Sunlight, Daylight and Overshadowing Assessment;
- Surface Water Drainage Maintenance prepared by Shepherd Gilmour;
- Transport Assessment and Framework Travel Plan prepared by Shepherd Gilmour;
- Tree Survey and Impact Assessment, Tree Protection Plan and Arboricultural Method Statement prepared by Midland Forestry;
- TV Reception Survey prepared by TVA Installations;
- Waste Management Strategy Pro Forma;
- Wind Microclimate Study prepared by Urban Microclimate; and
- Written Scheme of Investigation for an Archaeological Evaluation prepared by Salford Archaeology.

The application fee has been paid by BACS transfer by the Applicant.

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

We 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 my colleague Pete Gleave (0113 292 1626).

Yours sincerely,



John Cooper
For Deloitte LLP