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Manchester City Council
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Manchester City Council
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Our ref **MW/NB/063652**

4 April 2008

FAO: Robert Griffin

Dear Sir

Islington Wharf, Old Mill Street, Ancoats
Application for Renewal of Outline Planning Permissions 074231/00/2004/N2 & 074230/00/2004/N2.

On behalf of our clients ISIS Waterside Regeneration (ISIS) and Manchester City Council we enclose two applications for the Renewal of outline planning permissions relating to the redevelopment of land known as Islington Wharf. The applications are submitted under Regulation 3(3) of the Town and Country Planning (Applications) Regulations 1988 (Regulations).

The Regulations state that:

> *(3) An application –*
>
> *(a) for renewal of planning permission where –*
>
> *(i) a planning permission previously been granted for development which has not yet begun, and*
>
> *(ii) a time limit was imposed under section [91] (limit of duration of planning permission) or section [92] (outline planning permission) of the Act which has not yet expired*
>
> *…*
>
> *Shall be made in writing and give sufficient information to enable the authority to identify the previous granted of planning permission and any condition in question.*

Background to the Proposal

In May 2005, ISIS achieved three planning consents for development at Islington Wharf. These consisted of:

- Outline Application (Option I) ref. 074231/00/2004/N2;
- Outline Application (Option II) ref. 074230/00/2004/N2; and
- Full Application ref. 074233/FO/2004/N2.

Listed Building Consent for works to the canal lock was also granted in April 2005 (ref. 074232/LO/2004/N2).

Collectively, these applications will result in the comprehensive redevelopment of the Islington Wharf site which is situated at Great Ancoats Street in East Manchester. The development will result in the transformation of the site into a thriving waterfront mixed use development. Residential forms the principle use within the site, other uses are to include hotel (Option II only) retail and food and drink uses. The scheme will also incorporate new public spaces and routes.

The development will proceed over three phases. The first phase of the scheme (involving the development of Blocks A and B) granted consent under permission 074233/00/2004/N, has now been implemented and is due for completion in July 2008.

The outline applications (074231/00/2004/N2 and 074230/00/2004/N2) relate to the development of phases 2 and 3. These applications present two separate options for the remaining Blocks within the Masterplan site, namely Blocks C, D and E. All detailed matters were reserved for approval except siting (layout) and means of access (access).

The two options are described below:

Outline Planning Permission 074231/00/2004/N2

Outline planning application for three buildings of a maximum of 7, 11 and 9 storeys in height providing a maximum of 341 residential units and Class A1 units consisting of a maximum of 1,776 m^2 gross floorspace, with a maximum of 230 car parking spaces, access arrangements and associated works.

Outline Planning Permission 074230/00/2004/N2

Outline planning application for three buildings of a maximum of 7, 12 and 11 storeys in height to include a maximum of 319 residential units, Class A1 units consisting of a maximum of 1,724 m^2 gross floorspace and a hotel comprising 4,385 m^2 gross floorspace, with a maximum of 230 car parking spaces, access arrangements and associated works.

In both cases, the consents require the submission of Reserved Matters within a period of three years. Unless Reserved Matters are submitted before 11 May 2008 (074231/00/2004/N2) and 10 May 2008 (074230/00/2004/N2), the permissions will expire.

This application seeks the renewal of these outline applications to allow for Reserved Matters to be submitted up until 2010 and to allow development to commence up to 2012.

Justification for Renewal of Outline Permissions

ISIS is committed to delivering the regeneration of the Islington Wharf site through the implementation of the Masterplan for the site. In this regard, ISIS is currently in negotiation with potential end users for the commercial elements of the scheme. It is anticipated that these discussions will culminate in the submission of Reserved Matters for one of the options approved under the outline consents for the site.

At this stage however, it is not considered feasible to submit Reserved Matters on these elements as the discussions with the end users have not been sufficiently concluded and are unlikely to be within a suitable timeframe.

ISIS is therefore seeking to renew the outline permissions for a further two years, which will enable them to submit the details necessary to discharge the Reserved Matters condition later this year. No changes are proposed to the form of development comprised in the original applications and approved under the two outline consents.

Submission Material

The applications are accompanied by the following information:

- Renewal Application Fee - £270 (£135 per application);
- Completed application form (x2);
- Red edge site plan illustrating current land ownership arrangements;
- Planning Statement;

- EIA Screening Letter dated 4 April 2008;
- Environmental Standards Statement;
- Design and Access Statement prepared by HKR;
- Complete package of documents submitted in respect of both outline applications:
    - Covering letter, application forms, Agricultural Holdings Certificate A and Certificate B;
    - Set of application plans;
    - Supporting Planning Statements (A3 design document)
    - Environmental Statement dated December 2004 and accompanying appendices;
    - Supplementary Environmental Statement dated February 2005 and accompanying Planning Policy Statement;
    - Letter from Greater Manchester Police dated 2 March 2005.

Rob Griffin has confirmed in writing on 2 April 2008 that this information is sufficient to assess the Renewal Applications.

Conclusion

As is evident from the content of this letter and the supporting information submitted as part of this application, the outline planning permissions are an integral part of a comprehensive development proposal for the Islington Wharf site. A considerable amount of time has been invested to ensure the best possible solution for this site.

Renewing the two outline permissions will allow ISIS to complete their regeneration of the Islington Wharf site and to deliver the remaining phase of this high quality project as envisaged by Manchester City Council at the time of granting the original consents.

We understand that a Renewal Application should be registered in a similar way to an outline planning application and advertised accordingly for a period of 21 days. Following this period of consultation we consider that it should, given the circumstances, be possible to determine the applications under delegated powers provided that no significant objections are raised during the consultation process.

We look forward to receiving confirmation that the application has been registered in due course. In the meantime if you have any queries in relation to this matter please do not hesitate to contact Mark Underwood (0113 394 2412) or Norelle Brooke (0161 247 7239).

Yours sincerely

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