

FAO: Angela Leckie
Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2025/125094/02-L01
Your ref: 143164/FO/2025
Date: 22 September 2025

Dear Angela,

Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (all use class e (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex.

Albert Bridge House Bridge Street Manchester M3 5AH

Thank you for consulting us on the above application on 4 September 2025.

Environment Agency Position

We have no further comments to add to our letter dated 24 July 2025, our reference SO/2025/125094/01. Please see copy attached.

Should you have any queries regarding this response, please do not hesitate to contact me.

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Yours sincerely,

[Redacted Signature]

Sustainable Places Planning Advisor

Team email: [Redacted Email Address]