

8 August 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M60

FAO Jennifer Atkinson

Dear Jen,

Plot H, Sister - Full Planning Application for Demolition

On behalf of ID Manchester Limited and the University of Manchester, please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the demolition of Charles Street multistorey car park together with three commercial units (retail (Use class E) and bar (sui generis) uses) on located on land bounded by Charles Street and Sackville Street in Manchester City Centre.

The Site principally was used as a multi-storey car park which closed in October 2024. The car park is no longer fit for purpose and therefore has reached the end of its economic life. The last of the ancillary commercial units closed by July 2025.

The 0.528 Ha Site is located within northwestern corner of the former UMIST Campus, now known as Sister, in Manchester City Centre. It forms Plot H of ID Manchester SRF. The Site is bounded by Charles Street to the south, Manchester South Junction and Altrincham Railway Viaduct to the north, Sackville Street to the east and Princess Street to the west.

Description of Development

The description of development for the Proposed Demolition, as noted in the application form, is as follows:

“Full Planning Permission for demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses), to facilitate future redevelopment. “

Once demolished, the cleared site will facilitate the next phase of development at Sister, helping to realise the vision for the masterplan as a world-leading innovation district in Manchester,

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Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

Application Documentation	Author
Application Form	Deloitte
Covering letter	Deloitte
Site Location Plan	Hodders and Partners
Existing Site Plans and Elevations	Hodders and Partners
Proposed Plans, Elevation and Sections	Hodders and Partners
Planning Statement (incl. Statement of Community Involvement)	Deloitte
Ecology Report	Tyler Grange
Heritage report	Stephen Levrant Heritage Architecture
Demolition Environmental Management Plan incl. Demolition Method Statement and Waste Management	Elford Demolition and Remediation Ltd
Transport Technical Note	Civic
Ground Conditions Note	Roscoe
Tree Survey	Tyler Grange
Tree Constraints Plan and Protection Plan	Tyler Grange
Environmental Statement	
Volume 1: Environmental Statement including:	EIA team
<ul style="list-style-type: none"> • Introduction • Methodology • Alternatives and Design Evolution • Site and Description of Development • Construction Management – Programme and Methodology • Townscape and Visual Impact • Air Quality • Noise and Vibration • Summary of Residual Effects 	

Application Documentation	Author
<ul style="list-style-type: none">Type 1 Cumulative Effects	
Volume 2: Technical Appendices	EIA team
Volume 3: Non-Technical Summary	Deloitte

Application Fee

Payment of the planning application fee in the sum of £1,873 (including £85 service charge) has been made via the Planning Portal (ref: PP-14092221). I would be grateful if you could please confirm receipt of this fee.

I 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 Rachel Brown (01614556306/ rachebrown@deloitte.co.uk or Ragini Dutta (03301386276/ raginidutta@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encl.