

6 June 2025



Adam Watson

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Planning Application Details

Albert Bridge House, Bridge Street, Manchester - Full Planning Application

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the redevelopment of Albert Bridge House. The Applicant is Oval Real Estate Limited.

The Site is within the St Mary's Parsonage area, in Manchester City Centre. The Site is bounded by the River Irwell to the north-west, Bridge Street to the south, St. Mary's Parsonage to the east and the Trinity Bridge landing to the north-east. The Site is identified for redevelopment within the St Mary's Parsonage Strategic Regeneration Framework (SRF).

Description of Development

The description of development as stated on the planning application form is as follows:

"Demolition of the existing building complex and the construction of a mixed-use development comprising:

- *an office building of up to 18 storeys with ground floor commercial, leisure, food and drink uses (Use Class E) and/or drinking establishment (Sui Generis), with additional roof top plant, roof top amenity and basement cycle parking;*
- *a residential building up to 37 storeys (Use Class C3) with additional roof top plant and basement 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), additional roof top plant, basement cycle parking,*

Together with relocation of substation, car parking, landscaping and public realm, servicing and access arrangements, drainage, highway alterations and other associated works".

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Application Documentation

This covering letter should be read in conjunction with the following documents submitted with this application:

Document	Prepared By
Application Form and Certificates	Oval Real Estate
Site Location Plan	Studio Egret West
Existing Site Plan	Studio Egret West
Existing and Proposed Plans, Sections, Elevations and Demolition Plans	Studio Egret West
Landscaping Plans	Studio Egret West
Design and Access Statement (including Landscaping)	Studio Egret West
Accommodation Schedule	Studio Egret West
Planning and Tall Building Statement	Oval Real Estate
Statement of Community Involvement	Counter Context
Archaeological Desktop Study	Civic Heritage
Arboriculture Assessment	Urban Green
Air Quality Assessment	Hoare Lea
Broadband Connectivity Assessment	Pager Power
Crime Impact Statement	GMP
Preliminary Ecological Appraisal	Urban Green
Biodiversity Assessment and Metrics	Urban Green
Structural Report	AKTII
Environmental Standards Statement / Energy Statement / BREEAM Pre-Assessment	Hoare Lea
Residential Fire Report	Cundall
Flood Risk Assessment	AKTII
Drainage Strategy	AKTII
Blue and Green Infrastructure Statement	AKTII (Included in FRA)

Phase 1 Ground Conditions	AKTII
Phase 2 Site Investigation Report	AKTII
Heritage Statement	Oval Real Estate
Local Labour Agreement	Oval Real Estate
Management Strategy - Residential and Operational	CBRE
Noise Assessment	Hoare Lea
TV and Radio Reception Survey	Pager Power
Aviation Safety Assessment	Pager Power
Transport Statement	Curtins
Framework Travel Plan	Curtins
Ventilation Strategy	Hoare Lea
Viability Assessment & Affordable Housing Statement	CBRE
Waste Management Strategy	Curtins
Mechanical Engineering (MEP) Report	Hoare Lea
WELL Pre-Assessment Report	Hoare Lea
WELL Tracker Pre-Assessment Report	Hoare Lea
<u>Environmental Statement Volume 1:</u>	
Chapters 1-5: Introductory Chapters	Turley
Chapter 6: Noise and Vibration	Hoare Lea
Chapter 7: Townscape and Visual	Urban Green
Chapter 8: Daylight, Sunlight and Overshadowing	DPR
Chapter 9: Wind Microclimate	AKT II
Chapter 10: Socioeconomic and Human Health	Ekosgen (GC Insight)
Chapter 11: Climate Change	Hoare Lea
Chapters 12-13: Concluding Chapters	Turley
Volume 2: Technical Appendices to Primary Report	Turley
Volume 3: Environmental Management Plan	Turley
Volume 4: Non-Technical Summary	Turley



Application Fee

This application has been submitted via Planning Portal under reference PP-14073241 and payment of the planning application fee in the sum of £283,796 has been made to Manchester City Council electronically. 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.

Yours sincerely

Adam Watson
Director