

21 May 2025

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

FAO Jennifer Atkinson

Dear Jen,

Plot C, Sister - Full Planning Application and Listed Building Consents (Sculptural Wall and Manchester South Junction and Altrincham Railway Viaduct)

On behalf of ID Manchester Limited and University of Manchester, please find enclosed applications for Full Planning Permission and two Listed Building Consents, which seek approval from Manchester City Council for the redevelopment of Plot C, Sister.

The 2.2ha Site is located within northeastern corner of the former UMIST Campus, now known as Sister, in Manchester City Centre. The Site is bounded by London Road to the east, Jackson's Mill and MSS Tower to the south, Renold Building to the west, and iQ's Granby Row development currently under construction to the north. The Site is identified as a development opportunity, roughly forming Development Zone C within the ID Manchester Strategic Regeneration Framework (SRF).

The Site contains the following designated heritage assets:

- Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed, List Entry Number: 1292315) – *partially located within the Site boundary; and*
- Sculptural Wall (Grade II Listed, List Entry Number: 1400857) – *located wholly within the Site boundary.*

Description of Development

The Proposed Development is being submitted through three applications to MCC. The description of development for each application, as stated on the planning application form, is as follows:

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- Full Planning Application:

Full Planning Application for phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/ or Sui Generis – drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B – erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

- Sculptural Wall (Hollaway Wall) Listed Building Consent

Listed Building Consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment).

- Manchester South Junction and Altrincham Railway Viaduct Listed Building Consent

Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).

Overall, the Proposed Development will deliver c. 81,053 sq. m. (GEA) of commercial floorspace, the creation of significant provision of new public realm.

The quantum of the Proposed Development is set out below:

- Office (Use Class E): c. 72,928 sq. m.
- Flexible Commercial (Use Class E, Sui Generis – bar/ restaurant:
 - New Build: c. 6,341 sq. m.
 - Viaduct Arches: c. 924 sq. m.
- Community / Flexible Commercial (Use Class E, F2): c. 860 sq. M.

Application Documentation

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

Application Documentation	Author
Accommodation Schedule	AAM
Design and Access Statement (including landscaping statement, lighting strategy and landscaping management strategy)	AAM (and SLA)
Application Form	Deloitte
Covering Letter	Deloitte
Site Location Plan	AAM
Existing Site Plans and Elevations	AAM
Proposed Plans, Elevation and Sections	AAM
Phasing Plan	AAM
Listed building drawings (Hollaway Wall and Viaduct)	AAM
Planning and Tall Building Statement (incl. Public Benefits Statement)	Deloitte
Statement of Consultation	Deloitte
Flood Risk Assessment	Civic
Drainage Strategy Report	Civic
Aviation Safeguarding Technical Note	G-Tech
Archaeological Assessment	BWB
Framework Travel Plan	Civic
Operational Waste Strategy (and completed Waste Pro-Forma)	Civic
Environmental Standards Statement (including Energy Statement and BREEAM Pre-assessment) <ul style="list-style-type: none"> • Energy and Carbon Proforma 	Buro Happold
Ventilation Statement	Buro Happold
Crime Impact Statement	GMP
Terrestrial Television Baseline Survey Report	Pager Power
Desk-Based Satellite Television Interference Assessment	Pager Power
Broadband Connectivity Survey	Pager Power
Green and Blue Infrastructure Statement	Deloitte
Placemaking Strategy	ID Manchester Limited
Hollaway Wall Structural Appraisal & Outline Methodology Report	Civic
Circular Economy Statement	Buro Happold
Outline Operational Management Strategy	ID Manchester Limited
Detailed Unexploded Ordnance (UXO) Risk Assessment	1st Line Defence

Application Documentation		Author
Local Labour Agreement		ID Manchester Limited
Ecological Impact Assessment		Tyler Grange
Habitat Features Plan		Tyler Grange
Arboriculture Impact Assessment		Tyler Grange
Statutory Biodiversity Metric		Tyler Grange
Public Art Strategy		Bruntwood Sci-Tech
<ul style="list-style-type: none"> • Appendix 1 – Sister Manchester: Public Art Approach • Appendix 2 – Conservation Report • Appendix 3 - Exploratory Study Report 		SLA Lowri Morris M&G
Topographic Survey		Survey and Engineering Projects
Event Strategy		Bruntwood Sci-Tech
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 • Built Heritage • Townscape and Visual Impact • Air Quality • Climate Change • Wind • Solar Glare • Human Health • Socio Economic • Traffic and Transport • Daylight, Sunlight and Overshadowing • Noise and Vibration • Ground Conditions • Summary of Residual Effects • Type 1 Cumulative Effects 		
Volume 2: Technical Appendices		EIA team
Volume 3: Non-Technical Summary		EIA Team

Application Fee

Payment of the planning application fee in the sum of £226,329 (including £85 service charge) has been made via the Planning Portal (ref: PP- 13937828). 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 Frances Hampson ([REDACTED]) or Jemma Brabrook ([REDACTED]).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encl.