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Our Ref

14th May 2025

Dear Sir or Madam,

NatWest Group Plc
Planning Applications for removal of bridge 25 St Ann Street & 17 St Anns Square, Manchester.

I write further to the above planning applications which were submitted via the Planning Portal (refs: PP-14018592 and PP-14019262. Corresponding applications for listed building consent were submitted to the Council on 29th April 2025.

A list of the documents provided with these planning permissions is provided at Appendix A.

I trust the attached is sufficient to enable these application to be determined swiftly, however, should you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Katharine Morgan MRTPI
Associate
Development and Planning

Cushman & Wakefield Debenham Tie Leung Limited, 125 Old Broad Street, London EC2N 1AR. Registered in England & Wales with registration number 02757768. Regulated by RICS. Cushman & Wakefield Debenham Tie Leung Limited is an appointed representative (FRN: 481082) of DTZ Insurance Services Limited which is authorised and regulated by the Financial Conduct Authority (FRN: 477013).

Appendix A – List of application documents

Document	Reference
Planning and Heritage Statement	253VTS00
Design Access and Heritage Statement	E7480 Rev A
Site Location Plan	17 St Anns Square
Site Location Plan	25 St Anns Street
17 St Ann Square Existing Mezzanine Ceiling	E7480-EX-35-MZ Rev A-17
17 St Ann Square Proposed Mezzanine Ceiling	E7480-35-MZ Rev A-17
17-St Ann Square Existing Mezzanine Floor	E7480-EX-MZ-17
17-St Ann Square Proposed Mezzanine Floor	E7480-GA-MZ-17
17-St Ann Square Existing and Proposed Elevations	E7480-GA-EL-17
25 St Ann Street Existing Mezzanine Floor	E7480-EX-MZ Rev A-25
25 St Ann Street Proposed Mezzanine Floor	E7480-GA-MZ Rev A-25
25 St Ann Street Proposed 1st Floor	E7480-GA-01-25
25 St Ann Street Proposed Ground Floor	E7480-GA-GD Rev A-25
25 St Ann Street Existing and Proposed Elevations	E7480-GA-EL-25