

10 March 2025

Manchester City Council – Planning Department
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO Ms Angela Leckie

Dear Angela,

Diecast, Store Street, Manchester – Application for Full Planning Permission

Please find enclosed an application for full planning permission for the continued use of Diecast as a mixed-use commercial development (Use Class E and Sui Generis), comprising office and creative spaces, food and beverage spaces, night-market, garden, retail spaces, and back-of-house areas.

The Applicant is A Very Inc. (the “Applicant”).

The site is 1.6 ha and is bound by Store Street to the south, Ducie Street to the north, Ashton Canal to the south-west and Great Ancoats Street to the north-east. The Site adjoins Stocktons furniture store to the immediate north-east.

Description of Development

The description of development as stated on the application form for Full Planning Permission is as follows:

“Full Planning Permission for the continued use of Diecast as a mixed-use commercial development, comprising retail, leisure, office and drinking establishment uses (Use Class E and Sui Generis).”

Application Documentation

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

- Planning Application Form and Ownership Certificates prepared by Deloitte;
- Planning Statement prepared by Deloitte;
- Suite of Planning Drawings prepared by JSA Design;
- Design and Access Statement prepared by JSA Design;

- Crowd Management Plan prepared by FGH;
- Emergency Plan prepared by FGH;
- Statement of Community Involvement prepared by Counter Context;
- Crime Impact Statement prepared by Greater Manchester Police;
- Transport Statement prepared by SK Transport;
- Framework Travel Plan prepared by SK Transport;
- Servicing and Waste Management Strategy prepared by SK Transport;
- Energy and Sustainability Statement prepared by Element Sustainability;
- Ventilation and Extraction Statement prepared by APL Mechanical;
- Biodiversity Net Gain Assessment prepared by Penny Anderson Associates;
- Construction Programme and Methodology prepared by the Applicant;
- Fire Risk Management Strategy prepared by Surety Fire Solutions;
- Outdoor Management Strategy prepared by the Applicant; and,
- Noise Assessment prepared by Jameson Acoustics.

Application Submission

Payment of the planning application fee in the sum of £578 for the Change of Use in addition to prerequisite administrative fee has been made to Manchester City Council via the Planning Portal, under reference: PP- 13703295. We would be grateful if you could please confirm receipt of this payment.

We 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 my colleagues Kelly McCann (+44 161 455 6671 / kmccann@deloitte.co.uk) or Matt Lam (+44 161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

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

For Deloitte LLP