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Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Manchester
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07 January 2025

Submitted via the Planning Portal ref. PP-13731261

Dear Jennifer,

APPLICATION FOR CHANGE OF USE AT FIRST FLOOR PODIUM OF CITY TOWER, PICCADILLY PLAZA, MANCHESTER, M1 4BT

Please find enclosed a full planning application made by CBRE Limited on behalf of City Tower Unit Trust c/o Schroder Real Estate Investment Management (the 'Applicant') in support of a full planning application submitted to Manchester City Council (MCC).

The application seeks Full planning permission for the change of use of the 1st Floor Podium of City Tower, Piccadilly Plaza, Manchester, M1 4AH ('the Site') from Office use (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)).

The Site

The Site comprises the first floor podium (3,716 sqm) of City Tower - a 28 storey, office-led mixed-use building with adjoining 2 storey podium building located at the heart of Manchester City Centre.

It is bound to the north by Parker Street, to the east by Portland Street, to the south by New York Street, and to the west by Mosley Street.

Description of Development

The submitted application seeks full planning permission for a change of use. The description of development is as follows;

'Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 1st Floor Podium of City Tower, Piccadilly Plaza.'

Application Submission

The application is accompanied by a suite of supporting information having reference to the Council's Validation Checklist.

SUBMISSION DOCUMENT	PREPARED BY
Application Form and Notices	CBRE Limited

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Application Covering Letter	CBRE Limited
Planning and Design and Access Statement	CBRE Limited
Waste Proforma	CBRE Limited
Site Location Plan	Cumming Group
Existing First Floor Podium Plan	Robertson Elliot
Proposed First Floor Podium Plan	Maris Interiors
Transport Statement	Cora IHT

Application Registration/ Validation

The application has been submitted electronically via the Planning Portal Ref. PP-13731261. A payment for the requisite planning application fee and Planning Portal service charge of £648.00 has been made to the Council.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

Joe McElhone
Senior Planner
CBRE National Planning & Development