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Jennifer Atkinson
Manchester City Council Planning Department
PO Box 532
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23rd January 2025

JE/24-050
BY EMAIL

Dear Jennifer,

EQUITABLE BUILDING, ST. ANN STREET, MANCHESTER, M2 7LG
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION

We write on behalf of our client, PH Property Holdings, enclosing an application for full planning permission for development at the Equitable Building, St. Ann Street, Manchester.

This letter outlines the proposed description of development, lists the supporting documentation submitted with the application, and sets out the application fee that has been paid.

Description of Development

This application seeks full planning permission for the following description of development:

'Change of use of second and third floors from commercial use (Use Class E) to residential apartments, erection of a rooftop extension to create an additional residential dwelling (Use Class C3), creation of an external bin store and cycle store, and other associated external works including demolition, building alterations and window replacement.'

Application Submission

This planning application submission includes the following suite of documents as set out in Table 1 below, which when considered together, provides a full and comprehensive package of information in support of the proposed development:

Table 1 Planning Application Submission Documents

Jeffrey Bell + Company Plan Package		
Drawing Name	Drawing Number	Revision
Location plan	AL[05]001	
Topographical survey	AL[05]005	
Existing plan -sub basement	AL [05]010	
Existing plan -basement	AL [05]011	

Existing plan -ground	AL [05]012	
Existing plan -first floor	AL [05]013	
Existing plan -second floor	AL [05]014	
Existing plan -third floor	AL [05]015	
Existing plan -fourth floor	AL [05]016	
Existing plan – roof	AL [05]017	
Existing section 01	AL [05]050	
Existing section 02	AL [05]051	
Existing section 03	AL [05]052	
Existing section 04	AL [05]053	
Existing section 05 and 06	AL [05]054	
Existing elevation A (south)	AL [05]060	
Existing elevation B (east)	AL [05]061	
Existing elevation C (west)	AL [05]062	
Demolition plan - sub-basement	AL [05]110	
Demolition plan - basement	AL[05]111	
Demolition plan – ground floor	AL[05]112	
Demolition plan – first floor	AL[05]113	A
Demolition plan – second floor	AL[05]114	A
Demolition plan – third floor	AL[05]115	A
Demolition plan – fourth floor	AL[05]116	
Demolition plan - roof	AL[05]117	A
Demolition section 01	AL[05]150	
Demolition section 02	AL[05]151	A
Demolition section 03	AL[05]152	A
Demolition section 04	AL[05]153	A
Demolition section 05 & 06	AL[05]154	A
Demolition elevation A (South)	AL[05]160	
Demolition elevation B (East)	AL[05]161	
Demolition elevation C (West)	AL[05]162	A
Proposed plan - sub-basement	AL[05]210	
Proposed plan - basement	AL[05]211	A
Proposed plan – ground floor	AL[05]212	A
Proposed plan – first floor	AL[05]213	A
Proposed plan – second floor	AL[05]214	A
Proposed plan – third floor	AL[05]215	A
Proposed plan – fourth floor	AL[05]216	A
Proposed plan - roof	AL[05]217	A
Proposed section 01	AL[05]250	A
Proposed section 02	AL[05]251	A
Proposed section 03	AL[05]252	A
Proposed section 04	AL[05]253	A
Proposed section 05 & 06	AL[05]254	A
Proposed elevation A (South)	AL[05]260	A
Proposed elevation B (East)	AL[05]261	A
Proposed elevation C (West)	AL[05]262	A
Proposed building façade study 01	AL[05]400	
Proposed extension façade study 01	AL[05]410	
Planning Documents		Author
Application Forms and Certificates		Iceni Projects
Planning Statement		Iceni Projects
Certificate B Notifications (issued directly to landowners)		Iceni Projects
Technical Reports		Author
Air Quality Assessment		Redmore Environmental

Construction Management Plan	PH Property Holdings
Crime Impact Statement	Greater Manchester Police
Design and Access Statement	Jeffrey Bell + Company
Environmental Standards Statement	Ridge
Flood Risk Assessment and Drainage Strategy	Integra
Heritage Statement	Stephen Levrant Heritage Architecture
Local Labour Agreement	PH Property Holdings
Noise Impact Assessment	Professional Consult
Phase I Site Investigation Report	ID Geo-environmental
Preliminary Bat Roost Assessment	E3P
Security Strategy	Jeffrey Bell + Company – to follow
Transport Statement	Mode Transport Planning
Travel Plan	Mode Transport Planning
Viability Report	Roger Hannah
Waste Management Proforma	Jeffrey Bell +Company

The planning application has been submitted via the Planning Portal and the planning application fee has been paid.

Summary

We trust this submission is in order and we look forward to receiving confirmation of registration and validation of the planning application at the earliest opportunity.

Please do not hesitate to contact myself (07891 766 294 / jentezari@iceniprojects.com) or alternatively my colleague Lucy Furber (07825 517 718 / lfurber@iceniprojects.com) should you require any additional information.

Yours sincerely,



Justine Entezari
ASSOCIATE DIRECTOR