

16 December 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M602LA

FAO Lucy Harrison

Dear Lucy,

2-4 Whitworth Street West, Manchester – Application for Full Planning Permission for the demolition of existing buildings and erection of a new 44-storey residential development

Please find enclosed an application for Full Planning Permission which seeks approval from Manchester City Council for the redevelopment at 2-4 Whitworth Street West, Manchester City Centre.

The Site is bound by Whitworth Street West to the north, with the listed railway viaduct and Deansgate Station platform immediately to the South and at first floor level to the existing buildings. The Site is bound by Cameron Street to the east and Bugle Street to the west. Beyond Bugle Street is a live music venue (Rebellion) and Deansgate Station is beyond this. The Site is opposite Deansgate Locks and the Deansgate Castlefield Metro Station located to the north of Whitworth Street West And adjacent to the Rochdale Canal.

The Site comprises two existing buildings, 2 and 4 Whitworth Street West and is bisected by Rowendale Street. No. 2 Whitworth Street West is a four-storey, red-brick building and No. 4 Whitworth Street West is a three-storey red brick building. Both buildings are currently vacant.

The Applicant is Glenbrook WWS Ltd.

The Proposed Development

The Proposed Development comprises the demolition of existing buildings on-site, the stopping-up of Rowendale Street and the delivery of 364 residential apartments in a new development rising to 44-

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

storeys and consisting of a mix of 1, 2 and 3 bed apartments. Entrance into the building will be from Whitworth Street West into the Ground Floor residents' amenity space, which also occupies Levels 1 and 2.

182 secure cycle parking spaces and residents' bin storage will be provided at the Ground Floor and further residents' bin storage is proposed underneath the Viaduct, with a secure boundary and access point to the bin storage from the Hewitt Street elevation. Plant equipment will be provided internally at Ground Floor and Level 1. The proposals include new public realm comprising hard and soft landscape including rain gardens, associated seating and lighting.

Formal Description of Development

The formal description of the Proposed Development as detailed within the Application Form is as follows:

"Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works."

Application Documentation

A full list of documentation can be found in the list below:

- Planning Application Form and Ownership Certificate, prepared by Deloitte;
- Covering Letter, prepared by Deloitte;
- Application Site Boundary and Location Plan, prepared by Sheppard Robson;
- Existing and Proposed site plans, sections and elevations, prepared by Sheppard Robson;
- Landscape Masterplan, prepared by Layer;
- Design and Access Statement, including Landscape Strategy, prepared by Sheppard Robson and Layer;
- Topographical Survey, prepared by ND Oliver & Co;
- Planning and Tall Building Statement, prepared by Deloitte;
- Blue and Green Infrastructure Statement, prepared by Deloitte;
- Statement of Community Involvement, prepared by Deloitte;
- Ecological Appraisal (including BNG Assessment), prepared by Hilson Moran;
- Flood Risk Assessment, prepared by AKT;
- Drainage Assessment, prepared by AKT;
- Crime Impact Statement, prepared by Greater Manchester Police; Design for Security;
- Ventilation Statement, prepared by Futureserv;
- Phase 1 Geo-Environmental Investigation Report, prepared by IGE Consulting;
- Waste Management Strategy, including Waste Proforma prepared by Curtins;
- Transport Statement, prepared by Curtins;

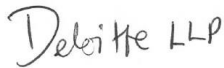
- Interim Travel Plan, prepared by Curtins;
- Operational Management Plan, prepared by Glenbrook;
- Broadband Connectivity Assessment, prepared by G-Tech;
- Television and Radio Reception Impact Assessment, prepared by G-Tech;
- Utility Survey, prepared by GEO;
- Outline Fire Safety Strategy, prepared by OFR;
- Financial Viability Statement, prepared by CBRE;
- Detailed Air Quality Assessment, prepared by SRL;
- Local Labour Method Statement, prepared by Glenbrook;
- An Environmental Statement of the proposals, comprising:
 - Volume 1: Environmental Statement including:
 - Chapter 1: Introduction;
 - Chapter 2: EIA Methodology;
 - Chapter 3: Alternatives Considered and Design Evolution;
 - Chapter 4: Site and Description of Development;
 - Chapter 5: Outline Demolition and Construction Programme and Methodology;
 - Chapter 6: Climate Change;
 - Chapter 7: Daylight, Sunlight and Overshadowing;
 - Chapter 8: Heritage;
 - Chapter 9: Human Health;
 - Chapter 10: Noise and Vibration;
 - Chapter 11: Socio-economic;
 - Chapter 12: Solar Glare;
 - Chapter 13: Townscape and Visual Impact;
 - Chapter 14: Wind Microclimate;
 - Chapter 15: Summary of Residual Impacts;
 - Chapter 16: Type 1 Cumulative Effects;
 - Volume 2: Technical Appendices; and
 - Volume 3: Non-Technical Summary.

Application Fee

The Application has been submitted via the Planning Portal (Ref. PP-13579083). Payment of the planning application fee in the sum of £89,264 has been made via the Planning Portal.

I look forward to 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 Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) and Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters "D", "L", and "P" being particularly prominent.

Deloitte LLP

Encs.