

Our ref: 04C202077/VR/LS

LPA ref: 137794/FO/2023

10 July 2024

Angela Leckie
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

Dear Angela,

FULL PLANNING APPLICATION (REF: 137794/FO/2023) AND LISTED BUILDING CONSENT (REF: 137795/LO/2023) FOR AN APARTHOTEL DEVELOPMENT WITH CAFÉ, EXHIBITION HALL, NET ZERO MUSEUM, ROOFTOP BAR AND RESTAURANT AND ASSOCIATED WORKS AT 12 - 16 PICCADILLY, MANCHESTER, M1 3AN

On behalf of our client, Northside (Manchester) Ltd ('the Applicant'), I am please to provide you with revised plans and technical reports relating to Full Planning Application (ref: 137794/FO/2023), and Listed Building Consent (ref: 137795/LO/2023) for the proposed aparthotel development including a café, exhibition hall, net zero museum, rooftop bar and restaurant and associated works, at no. 12 and 14 - 16 Piccadilly, Manchester, which is currently under determination with MCC. As a result of this addendum, the formal description of development, has been amended:

"Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

"Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

The application documentation has been submitted by electronic file transfer only and comprises of the plans and reports listed in the revised Submission Schedule (July 2024), enclosed with this letter. The proposed changes have occurred as a result of consultation between Manchester City Council Officers during the determination period of these applications. This consultation also included a site visit to discuss the external and internal design of the proposed 34 storey aparthotel and the impact of the proposed design amendments on the existing Listed Building.

As agreed with MCC Officers, the following changes are proposed and are reflected within the suite of updated plans and are described in detail in the Design and Access Statement Addendum:

1. Amendments to the description of development to include ground floor and mezzanine floor as 2 storeys, therefore the formal definition has been amended from 32 storeys to 34 storeys;
2. Amendments to the materiality of the tower and base;
3. Amendments to the external appearance of the stair core;
4. Detail on the retention and reuse of stained glass;
5. Retention of the existing cill heights on the ground floor of the listed building;
6. Louvres to be integrated into the rusticated stone base at street level where the original pavement lights were;
7. Additional details provided in terms of the fit-out, and M&E design and fire and acoustic separation;
8. Additional detail on the secondary entrance in the arched opening of the listed building;
9. Subdivision of rooms revised to better align with existing features;
10. Reduction in the extent of lowered ceilings;
11. Revision of breaking through existing rooms on the ground floor to retain greater legibility of the original rooms;
12. Reuse and retention of existing marble panels;
13. Greater detail on the proposals for secondary glazing;
14. Additional bay study details provided to assess external elevations (louvres), and western elevation and detail of the vertical slatted screen to Gore Street;
15. Alterations to parking arrangements surrounding the site to now include a pick up/ drop off bay on Gore Street as opposed to the previously proposed loading bay and;
16. Additional details on the window ventilation strategy provided

The relevant technical reports have been updated in line with the changes proposed. I trust you have everything with you to undertake formal re-consultation on the revised scheme. In the meantime, should you require any further information or wish to discuss the applications in more detail then please do not hesitate to contact me.

Yours Sincerely,



Vanessa Rowell



Associate

Vanessa.Rowell@avisonyoung.com

+447771635107

For and on behalf of Avison Young (UK) Limited

Enc. Submission Schedule (July 2024)

Submission Schedule (July 2024)

(N.B. Amendments in Blue Text)

Title	Reference / Date (TO SUPERSEDE)	Reference / Date (SOUGHT FOR APPROVAL)	Author
Plans			
Site			
Site East Elevation	HMP-BA-10-EE-DP-A-0, Rev P02 S2	HMP-BA-10-EE-DP-A-0, Rev P05 S2	Bennetts Associates
Site North Elevation	HMP-BA-10-EN-DP-A-0, Rev P02 S2	HMP-BA-10-EN-DP-A-0, Rev P06, S2	Bennetts Associates
Site South Elevation	HMP-BA-10-ES-DP-A-0, Rev P02 S2	HMP-BA-10-ES-DP-A-0, Rev P05 S2	Bennetts Associates
Site West Elevation	HMP-BA-10-EW-DP-A-0, Rev P02 S2	HMP-BA-10-EW-DP-A-0, Rev P05 S2	Bennetts Associates
Site Plan	HMP-BA-10-L00-DP-A-0, Rev P02 S2	MP-BA-10-L00-DP-A-0, Rev P04 S2	Bennetts Associates
Location Plan	HMP-BA-10-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition			
Demolition Basement Plan	HMP-BA-12-B01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition East Elevation, Heritage	HMP-BA-12-EE-DP-A-0, Rev P01 S2	HMP-BA-12-EE-DP-A-0, Rev P03 S2	Bennetts Associates
Demolition Ground Floor Plan	HMP-BA-12-L00-DP-A-0, Rev P01 S2	HMP-BA-12-L00-DP-A-0, Rev P03 S2	Bennetts Associates

Demolition First Floor Plan	HMP-BA-12-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Second Floor Plan	HMP-BA-12-L02-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Third Floor Plan	HMP-BA-12-L03-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Fourth Floor Plan	HMP-BA-12-L04-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Fifth Floor Plan	HMP-BA-12-L05-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition North Section Heritage	HMP-BA-12-SN-DP-A-0, Rev P01 S2	HMP-BA-12-SN-DP-A-0, Rev P03 S2	Bennetts Associates
General Arrangements			
Basement Floor Plan	HMP-BA-20-B01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Ground Floor Plan	HMP-BA-20-L00-DP-A-0, Rev P01 S2	HMP-BA-20-L00-DP-A-0, Rev P04 S2	Bennetts Associates
Mezzanine Floor Plan	HMP-BA-20-M01-DP-A-0, Rev P01 S2	HMP-BA-20-M01-DP-A-0, Rev P03 S2	Bennetts Associates
Level 1 Floor Plan	HMP-BA-20-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 2 Floor Plan	HMP-BA-20-L02-DP-A-0, Rev P01 S2	HMP-BA-20-L02-DP-A-0, Rev P03 S2	Bennetts Associates
Level 3 Floor Plan	HMP-BA-20-L03-DP-A-0, Rev P02 S2	HMP-BA-20-L03-DP-A-0, Rev P05 S2	Bennetts Associates
Level 4 Floor Plan	HMP-BA-20-L04-DP-A-0, Rev P02 S2	HMP-BA-20-L04-DP-A-0, Rev P04 S2	Bennetts Associates
Level 5 Floor Plan	HMP-BA-20-L05-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 6-20 Floor Plans	HMP-BA-20-L06-DP-A-0, Rev P02 S2	No change	Bennetts Associates

Level 21-24 Floor Plans	HMP-BA-20-L21-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 25-26 Floor Plans	HMP-BA-20-L25-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 27 Floor Plan	HMP-BA-20-L27-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 28 Floor Plan	HMP-BA-20-L28-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 29 Floor Plan	HMP-BA-20-L29-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 30 Floor Plan	HMP-BA-20-L30-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 31 Floor Plan	HMP-BA-20-L31-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 32 Floor Plan	-	HMP-BA-20-L32-DP-A-0, Rev P02 S2	Bennetts Associates
Roof Plan	HMP-BA-20-R00-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Sections			
North Section	HMP-BA-20-SN1-DP-A-0, Rev P01 S2	HMP-BA-20-SN1-DP-A-0, Rev P03 S2	Bennetts Associates
West Section	HMP-BA-20-SW1-DP-A-0, RevP01 S2	HMP-BA-20-SW1-DP-A-0, RevP04 S2	Bennetts Associates
Bay Studies			
Bay Studies 1 of 10	HMP-BA-21-01-DP-A-0, Rev P02 S2	HMP-BA-21-01-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 2 of 10	HMP-BA-21-02-DP-A-0, Rev P02 S2	HMP-BA-21-02-DP-A-0, Rev P06 S2	Bennetts Associates
Bay Studies 3 of 10	HMP-BA-21-03-DP-A-0, Rev P02 S2	HMP-BA-21-03-DP-A-0, Rev P05 S2	Bennetts Associates

Bay Studies 4 of 10	HMP-BA-21-04-DP-A-0, Rev P02 S2	HMP-BA-21-04-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 5 of 10	HMP-BA-21-05-DP-A-0, Rev P02 S2	HMP-BA-21-05-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 6 of 10	-	HMP-BA-21-06-DP-A-0, Rev P03 S2	Bennetts Associates
Bay Studies 7 of 10	-	HMP-BA-21-07-DP-A-0, Rev P03 S2	Bennetts Associates
Bay Studies 8 of 10	-	HMP-BA-21-08-DP-A-0, Rev P01 S2	Bennetts Associates
Bay Studies 9 of 10	-	HMP-BA-21-09-DP-A-0, Rev P01 S2	Bennetts Associates
Bay Studies 10 of 10	-	HMP-BA-21-10-DP-A-0, Rev P01 S2	Bennetts Associates
Elevations			
East Elevation	HMP-BA-21-EE-DP-A-0, Rev P02 S2	HMP-BA-21-EE-DP-A-0, Rev P05 S2	Bennetts Associates
North Elevation	HMP-BA-21-EN-DP-A-0, Rev P02 S2	HMP-BA-21-EN-DP-A-0, Rev P06 S2	Bennetts Associates
South Elevation	HMP-BA-21-ES-DP-A-0, Rev P02 S2	HMP-BA-21-ES-DP-A-0, Rev P05 S2	Bennetts Associates
West Elevation	HMP-BA-21-EW-DP-A-0, Rev P02 S2	HMP-BA-21-EW-DP-A-0, Rev P05 S2	Bennetts Associates
Reflected Ceiling Plans			
Basement Reflected Ceiling Plan	HMP-BA-35-B01-DP-A-0, Rev P01 S2	HMP-BA-35-B01-DP-A-0, Rev P01 S2	Bennetts Associates
Ground Floor Reflected Ceiling Plan	HMP-BA-35-L00-DP-A-0, Rev P01 S2	HMP-BA-35-L00-DP-A-0, Rev P03 S2	Bennetts Associates
Mezzanine Reflected Ceiling Plan	HMP-BA-35-M01-DP-A-0, Rev P02 S2	HMP-BA-35-M01-DP-A-0, Rev P04 S2	Bennetts Associates

Level 1 Reflected Ceiling Plan	HMP-BA-35-L01-DP-A-0, Rev P02 S2	HMP-BA-35-L01-DP-A-0, Rev P04 S2	Bennetts Associates
Level 2 Reflected Ceiling Plan	HMP-BA-35-L02-DP-A-0, Rev P02 S2	HMP-BA-35-L02-DP-A-0, Rev P04 S2	Bennetts Associates
Level 3 Reflected Ceiling Plan	HMP-BA-35-L03-DP-A-0, Rev P02 S2	HMP-BA-35-L03-DP-A-0, Rev P05 S2	Bennetts Associates
Level 4 Reflected Ceiling Plan	HMP-BA-35-L04-DP-A-0, Rev P01 S2	HMP-BA-35-L04-DP-A-0, Rev P03 S2	Bennetts Associates
Transmittal Sheet	2211(TS)0010	2211(TS)0019	Bennetts Associates
Reports			
Air Quality Assessment	June 2023	Minor change to reflect change in description of development	Waterman
Archaeological Assessment	May 2023	Minor change to reflect change in description of development	Pre Construction Archaeology
BREEAM Assessment	09 June 2023	23 May 2024	Eight Versa
Broadband and Connectivity Report	June 2023	Minor change to reflect change in description of development	Waterman
Circular Economy Statement	May 2023	May 2024	JLL
Crime Impact Statement	25 May 2023	24 May 2024	GMP Design for Security
Construction Management Plan	June 2023	May 2024	Lamington Group
Design and Access Statement	17 July 2023	No change	Bennetts Associates

Design and Access Statement Addendum	-	July 2024	Bennetts Associates
Ecological Survey and Assessment (Including Bat Survey)	July 2023	June 2024	ERAP
Economic Benefits and Regeneration Statement	June 2023	May 2024	Avison Young
Energy Statement	July 2023	June 2024	Waterman
Fire Statement	14 June 2023		Buro Happold
Flood Risk Assessment and Drainage Report	09 June 2023	Minor change to reflect change in description of development	Price & Myers
Heritage Assessment	June 2023	July 2024	Stephen Levrant Heritage Architecture Ltd
Local Labour Agreement	17 July 2023	No change	Avison Young
Noise Assessment	22 June 2023	No change	KP Acoustics
Phase 1 Geo-Environmental Site Assessment	March 2016	May 2024	CGL
Structural Engineering Report	May 2023	Minor change to reflect change in description of development	Price & Myers
Planning Statement	July 2023	July 2024	Avison Young

Transport Statement	July 2023	June 2024	Price & Myers
Travel Plan	July 2023	July 2024	Price & Myers
TV/FM and DAB Reception Survey Report	15 May 2023	09 July 2024	SCS
Tall Building Assessment	July 2023	July 2024	Avison Young
Ventilation and Extraction Systems	June 2023	Minor change to reflect change in description of development	Waterman
Viability Assessment and Executive Summary	October 2023	Minor change to reflect change in description of development	Avison Young
Viability Assessment Addendum	April 2024	Minor change to reflect change in description of development	Avison Young
Waste Management and Servicing Strategy	June 2023	July 2024	Bennetts Associates
<i>Environmental Impact Assessment (EIA)</i>			

<p>Environmental Impact Assessment:</p> <ul style="list-style-type: none"> - Chapter 1 Introduction - Chapter 2 Approach - Chapter 3 Site Description - Chapter 4 Alternatives - Chapter 5 Proposed Development - Chapter 6 Town and Visual Impact Assessment - Chapter 7 Built Heritage - Chapter 8 Daylight Sunlight Overshadowing - Chapter 9 Wind - Chapter 10 Climate Change - Chapter 11 Summary of Mitigation and Residual Effects 	<p>July 2023</p>	<p>July 2024</p>	<p>Egniol Consulting Ltd Ansley Horne Co Ltd Urban Microclimate Heritage Architecture Ltd Chris Burnett Associates</p>
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