



AshtonHale

Angela Leckie
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal: PP-12936332

29th April 2024

Dear Angela

Full Planning Application for Proposed Office Development ("NXQ") at Land Bound by Lever Street, Great Ancoats Street, Little Lever Street and Houldsworth Street, Manchester

Further to our pre-application discussions, AshtonHale has been instructed by Soller Nine Limited to submit a full planning application for an office development at Land Bound by Lever Street, Great Ancoats Street, Little Lever Street and Houldsworth Street, Manchester. The description of development for the application, as set out on the application forms, is:

Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant enclosures, and landscaping.

The initial set of application documentation was submitted via Planning Portal (Ref. PP-12936332) on 28th March 2024 and a schedule of all supporting documents (the scope of which is as agreed during pre-application discussions) is attached to this covering letter. Payment of the planning application has been made via Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,

Louisa Fielden
Associate Director

AshtonHale Ltd



Application Submission Schedule - NXQ

Document	Reference	Author
<i>Plans</i>		
Existing Plans		
<i>Site Information</i>		
Site Location Plan	2510-HWS-XXX-XX-D-A-05050	Howells
Existing - Site Plan	2510-HWS-XXX-XX-D-A-05051	Howells
Existing - Site Section & Elevations Sheet 1	2510-HWS-XXX-ZZ-D-A-05055	Howells
Existing - Site Section & Elevations Sheet 2	2510-HWS-XXX-ZZ-D-A-05056	Howells
<i>Demolition</i>		
Demolition - Site Plan	2510-HWS-XXX-00-D-A-05052	Howells
Demolition - 32 Great Ancoats St	2510-HWS-XXX-00-D-A-05062	Howells
Demolition - Elevations Sheet 01	2510-HWS-XXX-ZZ-D-A-05065	Howells
Demolition - Elevation Sheet 02	2510-HWS-XXX-ZZ-D-A-05066	Howells
Demolition - Elevation Sheet 03	2510-HWS-XXX-ZZ-D-A-05067	Howells
Demolition - Elevation Sheet 04	2510-HWS-XXX-ZZ-D-A-05068	Howells
Proposed Plans		
<i>GA Plans</i>		
Proposed - Ground Floor Site Plan	2510-HWS-XXX-00-D-A-05070	Howells
Proposed - Basement Plan B02	2510-HWS-XXX-B2-D-A-05098	Howells
Proposed - Basement Plan B01	2510-HWS-XXX-B1-D-A-05099	Howells
Proposed - Ground Floor Plan	2510-HWS-XXX-00-D-A-05100	Howells
Proposed - 1st Floor Plan	2510-HWS-XXX-01-D-A-05101	Howells
Proposed - 2nd Floor Plan	2510-HWS-XXX-02-D-A-05102	Howells
Proposed - 3rd Floor Plan	2510-HWS-XXX-03-D-A-05103	Howells
Proposed - 4th-6th Floor Plan	2510-HWS-XXX-04-D-A-05104	Howells
Proposed - 7th-12th Floor Plan	2510-HWS-XXX-07-D-A-05107	Howells
Proposed - 13th-17th Floor Plan	2510-HWS-XXX-13-D-A-05113	Howells

Document	Reference	Author
Proposed - 18th Floor Plan	2510-HWS-XXX-18-D-A-05118	Howells
Proposed - Roof Plan	2510-HWS-XXX-18-D-A-05120	Howells
<i>GA Sections</i>		
Proposed - Section 01 - North-South	2510-HWS-XXX-ZZ-D-A-05301	Howells
Proposed - Section 02 - North-South	2510-HWS-XXX-ZZ-D-A-05302	Howells
Proposed - Section 03 - East-West	2510-HWS-XXX-ZZ-D-A-05303	Howells
Proposed - Section 04 - East-West	2510-HWS-XXX-ZZ-D-A-05304	Howells
<i>GA Elevations</i>		
Proposed - Great Ancoats Street - North Elevation 01	2510-HWS-XXX-ZZ-D-A-05401	Howells
Proposed - Houldsworth Street - South Elevation 02	2510-HWS-XXX-ZZ-D-A-05402	Howells
Proposed - Lever Street - West Elevation 03	2510-HWS-XXX-ZZ-D-A-05403	Howells
Proposed - Little Lever Street - East Elevation 04	2510-HWS-XXX-ZZ-D-A-05404	Howells
<i>Bay Studies</i>		
Typical Bay 01 - Tech Hub Facade	2510-HWS-XXX-ZZ-D-A-05501	Howells
Typical Bay 02 - Great Ancoats Street elevation	2510-HWS-XXX-ZZ-D-A-05502	Howells
Typical Bay 03 - Little Lever Street elevation	2510-HWS-XXX-ZZ-D-A-05503	Howells
Typical Bay 04 - Houldsworth Street elevation	2510-HWS-XXX-ZZ-D-A-05504	Howells
Typical Bay 05 - Lever Street elevation 01	2510-HWS-XXX-ZZ-D-A-05510	Howells
Typical Bay 06 - Lever Street elevation 02	2510-HWS-XXX-ZZ-D-A-05511	Howells
Typical Bay 07 - Courtyard Studies 01	2510-HWS-XXX-ZZ-D-A-05512	Howells
Typical Bay 08 -Courtyard Studies 02	2510-HWS-XXX-ZZ-D-A-05513	Howells
<i>Landscape</i>		
Landscape GA	3217-PLA-00-GF-DR-L-0001 Rev P04	Planit
Hardworks	3217-PLA-00-GF-DR-L-1000 Rev P04	Planit
Softworks	3217-PLA-00-GF-DR-L-2000 Rev P04	Planit
Site Levels	3217-PLA-00-GF-DR-L-3000 Rev P04	Planit
Furniture and Lighting GA	3217-PLA-00-GF-DR-L-4000 Rev P02	Planit
<i>Documents and Reports</i>		
Application Forms and Certificates	28 th March 2024	AshtonHale
Covering Letter	28 th March 2024	AshtonHale
Planning Statement	April 2024	AshtonHale
Tall Building Statement	April 2024	AshtonHale
Local Labour Agreement	April 2024	AshtonHale
Development Options Appraisal	April 2024	AshtonHale
Design and Access Statement	Rev 01	Howells
Crime Impact Statement	April 2024	Design for Security

Document	Reference	Author
Preliminary Ecological Appraisal	February 2024 Rev 02	E3P
Environmental Standards Statement	March 2024 Rev P01	Atelier Ten
Energy Statement	March 2024 Rev P01	Atelier Ten
Utilities Statement	March 2024 Rev P01	Atelier Ten
Ventilation Statement	March 2024 Rev P01	Atelier Ten
Flood Risk Assessment	March 2024 Rev 01	AKT II
Drainage Assessment	March 2024 Rev 01	AKT II
Transport Statement (inc Travel Plan)	March 2024 Rev 02	SK Transport
Air Quality Assessment	March 2024 Rev 01	BWB Consulting
Noise Impact Assessment	March 2024 Rev 02	BWB Consulting
Circular Economy Statement	April 2024 Rev 02	BWB Consulting
Archaeological Desk-Based Assessment	January 2024 Rev 01	Orion Heritage
Ground Conditions Phase 1 - Desk Study Report	March 2024	SoilTechnics
Broadband Connectivity Assessment	March 2024 Rev 1	GTech Surveys Limited
Television and Radio Impact Assessment	March 2024 Rev 1	GTech Surveys Limited
Environmental Statement		
Non-Technical Summary		RJK Consulting
Main Text		
<i>Chapter 1 - Introduction</i>		<i>RJK Consulting</i>
<i>Chapter 2 - Approach</i>		<i>RJK Consulting</i>
<i>Chapter 3 - Site Description</i>		<i>RJK Consulting</i>
<i>Chapter 4 - Alternatives</i>		<i>RJK Consulting</i>
<i>Chapter 5 - The Proposed Development</i>		<i>RJK Consulting</i>
<i>Chapter 6 - Townscape and Visual Impact Assessment</i>		<i>Reform</i>
<i>Chapter 7 - Built Heritage</i>		<i>BWB Consulting</i>
<i>Chapter 8 - Climate Change</i>		<i>BWB Consulting</i>
<i>Chapter 9 - Socio-Economics</i>		<i>Brookdale</i>
<i>Chapter 10 - Daylight, Sunlight and Overshadowing</i>		<i>GIA</i>
<i>Chapter 11 - Wind</i>		<i>GIA</i>
<i>Chapter 12 - Human Health</i>		<i>RJK Consulting</i>
<i>Chapter 13 - Summary of Mitigation and Residual Effects</i>		
Appendices		-