

Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

PLANNING PORTAL SUBMISSION REF: PP – 11579295

2nd May 2024

Dear Sir / Madam,

RE: FULL PLANNING APPLICATION FOR ERECTION OF FOUR NEW INDUSTRIAL UNITS, WITH THE DEMOLITION OF EXISTING BUILDINGS, WITHIN USE WITHIN USE CLASS E(G)(II)(III), B2 AND B8 ACROSS THE SITE.

LAND AT WELCOMB STREET, OPENSHAW, MANCHESTER

Spawforths have been instructed by NSJV Ltd to prepare and submit a full planning application for new industrial units at the former Manchester School of Building, situated off Welcomb Street, Openshaw, Manchester.

The description of this application is detailed below:

“Full application for the erection of four new industrial buildings, with the demolition of existing buildings, to create employment floor space within Use Classes E(g)(ii)(iii), B2 and B8 across the site and ancillary office space, with associated service yards, car parking including electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure”

Spawforths

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

In accordance with the agreed procedures of Manchester City Council, this application is submitted electronically via the Planning Portal (Planning Portal ref: PP-11579295). The submission package comprises the following documents:

Document Title	Document ref.	Scale / Format	Prepared by
Supporting Statements and Technical Reports			
Planning Application Form Questionnaire	N/A	-	Spawforths
Application Certificates	N/A	-	Spawforths
Planning Support Statement	P4506-SPA-RP-TP-001-D	-	Spawforths
Design & Access Statement	12481-AEW-XX-XX-RP-A-0004-P06	-	AEW Architects
Framework Travel Plan	22975-HYD-XX-XX-RP-TP-6001-P08	-	Hydrock
Transport Assessment	22975-HYD-XX-XX-RP-TP-5001-P08	-	Hydrock
Drainage Strategy	22975-HYD-XX-XX-RP-C-0500-P04	-	Hydrock
Phase I Preliminary Risk Assessment	220518 R JER9536	-	RPS Group
Detailed Desk Study (Stage 2) Report for UXO	EES1361 R-02-00	-	RPS Group
Flood Risk Assessment	HLEF83419 v1	-	RPS Group
Energy and Sustainability Statement	N/A	-	Hannan Associates
Existing Utility Services Report	N/A	-	Hannan Associates
Noise Impact Assessment	R2090-REP01F-JW	-	Red Acoustics
BREEAM 2018 HEA05 design Assessment	R2090-REP02E-JW	-	Red Acoustics
Security Needs Assessment	GLS05-GS-SY-ZZ-RP-Y-0001-S4-A	-	Graphite Security
Preliminary Ecology Appraisal – Extended Phase I Habitat Survey	12013PEA - SB – V1 – 29.04.24	-	Amenity Tree
Assessment of Biodiversity Net Gain (BNG)	11594 BNG - SB -V1	-	Amenity Tree
Biodiversity Metric	N/A	-	Amenity Tree
Statutory Biodiversity Metric Condition Assessment	N/A	-	Amenity Tree
Preliminary Arboricultural Assessment	RT-MME-157730-01	-	Middlemarch
Arboricultural Impact Assessment	RT-MME-157730-02	-	Middlemarch

Dusk Emergence and Dawn Re-Entry Bat Surveys	RT-MME-158308	-	Middlemarch
Preliminary Bat Roost Assessment	RT-MME-157730-04	-	Middlemarch
Drawings			
Location Plan	I2481-AEW-XX-XX-DR-0501-P05	I:1250 @ A1	AEW Architecture
Existing Site Plan	I2481-AEW-XX-XX-DR-0502-P04	I:500 @ A1	AEW Architecture
Proposed Site Plan	I2481-AEW-XX-XX-DR-0503-P15	I:500 @ A1	AEW Architecture
Proposed External Works	I2481-AEW-XX-XX-DR-0504-P11	I:500 @ A1	AEW Architecture
Proposed Street Scene and Sections	I2481-AEW-XX-XX-DR-A-0506-P06	I:500 @ A1	AEW Architecture
Bird and Bat Box Plan	I2481-AEW-XX-XX-DR-0507-P06	I:500 @ A1	AEW Architecture
Proposed Boundary Treatment Plan	I2481-AEW-XX-XX-DR-0508-P09	I:500 @ A1	AEW Architecture
Unit 1 Proposed Plans	I2481-AEW-B1-00-DR-A-0601-S4-P02	I:100 @ A1	AEW Architecture
Unit 1 Proposed Elevations	I2481-AEW-B1-XX-DR-A-0602-S4-P02	I:100 @ A0	AEW Architecture
Unit 1 Proposed Sections	I2481-AEW-B1-XX-DR-A-0603-S4-P02	I:100 @ A1	AEW Architecture
Unit 1 Proposed Roof Plan	I2481-AEW-B1-RF-DR-A-0604-S4-P02	I:100 @ A1	AEW Architecture
Unit 2 Proposed Plans	I2481-AEW-B2-00-DR-A-0621-S4-P02	I:100 @ A1	AEW Architecture
Unit 2 Proposed Elevations	I2481-AEW-B2-XX-DR-A-0622-S4-P02	I:100 @ A0	AEW Architecture
Unit 2 Proposed Sections	I2481-AEW-B2-XX-DR-A-0623-S4-P02	I:100 @ A1	AEW Architecture
Unit 2 Proposed Roof Plan	I2481-AEW-B2-RF-DR-A-0624-S4-P02	I:100 @ A1	AEW Architecture
Unit 3 Existing Ground Floor Plan	I2481-AEW-03-XX-DR-A-0531-S3-P02	I:100 @ A1	AEW Architecture
Unit 3 Existing Sections	I2481-AEW-03-XX-DR-A-0532-S3-P02	I:100 @ A1	AEW Architecture
Unit 3 Existing Elevations	I2481-AEW-03-XX-DR-A-0533-S3-P04	I:100 @ A1	AEW Architecture
Unit 3 Existing Roof Plan	I2481-AEW-03-XX-DR-A-0534-S3-P02	I:100 @ A1	AEW Architecture
Unit 3 Proposed Plans	I2481-AEW-B3-00-DR-A-0641-S4-P02	I:100 @ A1	AEW Architecture
Unit 3 Proposed Elevations	I2481-AEW-B3-XX-DR-A-0642-S4-P02	I:100 @ A0	AEW Architecture
Unit 3 Proposed Sections	I2481-AEW-B3-XX-DR-A-0643-S4-P02	I:100 @ A1	AEW Architecture
Unit 3 Proposed Roof Plan	I2481-AEW-B3-RF-DR-A-0644-S4-P02	I:100 @ A1	AEW Architecture
Unit 4 Existing Ground Floor Plan	I2481-AEW-04-XX-DR-A-0541-S3-P01	I:100 @ A1	AEW Architecture
Unit 4 Existing First Floor Plan	I2481-AEW-04-XX-DR-A-0542-S3-P01	I:100 @ A1	AEW Architecture
Unit 4 Existing Sections	I2481-AEW-04-XX-DR-A-0544-S3-P01	I:100 @ A1	AEW Architecture

Unit 4 Existing Elevations	I2481-AEW-04-XX-DR-A-0543-S3-P03	1:100 @ A1	AEW Architecture
Unit 4 Existing Roof Plan	I2481-AEW-04-RF-DR-A-0545-S3-P01	1:100 @ A1	AEW Architecture
Unit 4 Proposed Floor Plans	I2481-AEW-B4-00-DR-A-0661-S4-P02	1:100 @ A1	AEW Architecture
Unit 4 Proposed Elevations	I2481-AEW-B4-XX-DR-A-0662-S4-P02	1:100 @ A0	AEW Architecture
Unit 4 Proposed Sections	I2481-AEW-B4-XX-DR-A-0663-S4-P02	1:100 @ A1	AEW Architecture
Unit 4 Proposed Roof Plan	I2481-AEW-B4-RF-DR-A-0664-S4-P02	1:100 @ A1	AEW Architecture
Landscaping Proposal	4198-01 Rev F	1:500 @ A1	R. Eaves Landscape
Proposed Drainage Layout	22975-HYD-XX-XX-DR-C-0500_P05	1:250 @ A1	Hydrock

The fee for this application has been calculated as £43,398.00, which will be paid electronically via the Planning Portal.

We trust that the submitted information is sufficient for this full planning application to be validated and therefore we anticipate that you will confirm this in due course. We look forward to written confirmation of the validation of this planning application.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully

Patrick Stone BA (Hons) AssocRTPI
Planner (AssocRTPI)
(patrick.stone@spawforths.co.uk)

Encs: As detailed above
Cc: Joe Burnett, Network Space
File Ref: P4506-SPA-LT-TP-001-B