

Ms J Atkinson
Principal Planning Manager
Planning Building Control and Licensing
Growth and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Date: 26 January 2024
Our ref: 66476/01/SPM/HR/27138813v1
Your ref: PP-12561850

Dear Jennifer

Land at Cornbrook, Manchester – Application for Full Planning Permission for a Mixed-Use Development

On behalf of our client, Forshaw Land & Property Group Ltd [Forshaw], Nathaniel Lichfields & Partners [Lichfields] is pleased to submit an application for full planning permission to Manchester City Council [the Council] for a mixed-use development on land at Cornbrook, Manchester [the Site]. This application seeks full planning permission for the:

“Erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works”.

The Site comprises vacant brownfield land and extends to approximately 0.3ha. The Site is located to the southwest of Manchester City Centre and bound by Cornbrook Road and the A56 (Bridgewater Way) to the south, Dinton Street to the northwest and a 15-storey residential apartment block marketed as ‘Vox Manchester’ to the northeast.

A Site Location Plan has been submitted alongside this application, identifying the exact location of the Site.

An EIA Screening Request has been submitted to the Council on 15 January 2024 requesting confirmation that a formal EIA is not required for the proposed development.

This application has been submitted via the Planning Portal (ref. PP-12561850) on 26 January 2024 and comprises the following:

- Completed Application Forms;
- Planning, Heritage, Tall Building and Statement of Community Involvement prepared by Lichfields;
- Design and Access Statement prepared by Leach Rhodes Walker (ref. 8353-LRW-XX-XX-PP-A-00-011 Rev. P03);

- Planning Application Drawing List (8353-LRW-XX-XX-SH-A-00-408 Rev. Po2);
- Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2);
- Transport Assessment prepared by SK Transport (ref. 231218/SK22387/TS01(-03));
- Phase I Geoenvironmental Site Assessment prepared by Renaissance (ref. CBR-REN-00-XX-RNP-C-00003 Rev. Po4);
- Flood Risk Assessment prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00001 Rev. Po4);
- Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00002 Rev. Po3);
- Archaeological Assessment prepared by Oxford Archaeology (ref. L11531 Rev. V4);
- Air Quality Assessment prepared by Redmore (ref. 7356r2);
- Crime Impact Statement prepared by GMP (ref. 2023/0618/CIS/01);
- Wind and Microclimate Assessment prepared by GIA;
- Daylight and Sunlight Assessment prepared by GIA (ref. 2473-240126-EP-DLSL);
- Preliminary Ecological Assessment prepared by Urban Green (ref. UG2342-PEA);
- Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG);
- Biodiversity Net Gain Metric prepared by Urban Green;
- Blue and Green Infrastructure Statement prepared by Wrights;
- Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-002 Rev. Po3);
- Viability Assessment prepared by Tim Claxton;
- Lighting Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-001 Rev. P3);
- Ventilation and Extraction Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-003 Rev. P3);
- Management Strategy prepared by Artal;
- Construction Environmental Management Plan prepared by Domis;
- Broadband Connectivity Assessment prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-002 Rev. Po3);
- TV Reception Survey prepared by Pagerpower (ref. 13033A);
- Local Labour Agreement prepared by Domis;
- Landscape Concept Design prepared by Wrights and,
- Landscape Masterplan prepared by Wrights (ref. 1169-WRI-XX-XX-DR-L-0002 Rev. Po3).

The requisite application fee of £97,051 has been paid online via the Planning Portal.

We trust that all of the necessary information has been provided to enable you to validate the application at your earliest convenience. In the meantime, please do not hesitate to contact me or my



colleague Dominic Holding on 0161 837 6130 should you have any questions or require any further information.

Yours sincerely

Harry Russell

Planner

BA (Hons) MSc