

5 December 2023
Delivered by email

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**PLANNING PERMISSION FOR THE PARTIAL DEMOLITION AND REDEVELOPMENT OF THE FORMER
HOTSPUR PRESS COMPLEX TO PROVIDE PURPOSE BUILT STUDENT ACCOMMODATION, ASSOCIATED
USES, PUBLIC REALM, LANDSCAPING AND HIGHWAYS WORKS**

We are pleased to submit an application for full planning permission on behalf of the applicant (Manner) for the redevelopment of the existing Hotspur Press, situated on Gloucester Street / Cambridge Street in Manchester City Centre.

The Proposed Development comprises the partial demolition of the existing Hotspur Press site, with a partial façade retention and redevelopment of the site, providing 578 Purpose Built Student Accommodation (PBSA) bedrooms and associated amenity space within a building part 4 storeys, part 36 storeys and the inclusion of commercial/community space at ground floor level. The proposed development will also include a new area of public realm and associated landscaping.

The description of development is as follows:

“Partial demolition of the former Hotspur Press Complex (Medlock Mill) with partial façade retention and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) within a part 4-storey and part 36-storey building with ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works”

Appendix 1 comprises a schedule of documents prepared in support of the application. The planning application has been submitted via the Planning Portal (**PP-12518139**).

Submission of the full planning application will follow on email via WeTransfer link.

The requisite planning application fee of £60,597.00 (plus service charge) has been paid via the Planning Portal.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible.

In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W. Hannah'.

Will Hannah
Planner

will.hannah@turley.co.uk

Appendix 1: Application Document Schedule

Architectural Drawings and Plans

Reference	Drawing/Plan Title	Author
(--)000 P3	Proposed LEVEL 00 Ground Floor	Hodder and Partners
(--)00M P3	Proposed LEVEL 0M	Hodder and Partners
(--)0LG P3	Proposed LEVEL 0LG	Hodder and Partners
(--)001 P3	Proposed LEVEL 01 & LEVEL 02	Hodder and Partners
(--)003 P3	Proposed LEVEL 03	Hodder and Partners
(--)004 P3	Proposed LEVEL 04	Hodder and Partners
(--)005 P3	Proposed LEVEL 05, 09, 13, 17	Hodder and Partners
(--)006 P2	Proposed LEVEL 06-08, 10-12, 14-1	Hodder and Partners
(--)018 P2	Proposed LEVEL 18	Hodder and Partners
(--)019 P2	Proposed LEVEL 19-25	Hodder and Partners
(--)026 P2	Proposed LEVEL 26, 30, 34	Hodder and Partners
(--)027 P2	Proposed LEVEL 27-29, 31-33, 35	Hodder and Partners
(--)036 P2	Proposed LEVEL 36	Hodder and Partners
(--)036R P2	Proposed Roof Level	Hodder and Partners
(--)201 P3	Proposed South Elevation	Hodder and Partners
(--)202 P3	Proposed North Elevation	Hodder and Partners
(--)203 P3	Proposed West Elevation	Hodder and Partners
(--)204 P3	Proposed East Elevation	Hodder and Partners
(--)301 P3	Proposed South-North Section	Hodder and Partners
(--)302 P3	Proposed North-South Section	Hodder and Partners
(--)303 P3	Proposed West-East Section	Hodder and Partners
(--)450 P2	Facade Fragment Typical Bays	Hodder and Partners
(--)451 P2	Facade Fragment Typical Inset Panel	Hodder and Partners
(--)452 P2	Facade Fragment Typical Corner	Hodder and Partners
(--)453 P1	Facade Fragment Ground Floor Balcony	Hodder and Partners
(--)454 P1	Facade Fragment Typical Crown	Hodder and Partners
(--)800 P1	Existing Ground Floor Plan	Hodder and Partners

(--800B P1	Existing Basement Floor Plan	Hodder and Partners
(--800U P1	Existing Upper Ground Floor Plan	Hodder and Partners
(--801 P1	Existing 1st Floor Plan	Hodder and Partners
(--802 P1	Existing 2nd Floor Plan	Hodder and Partners
(--803 P1	Existing 3rd Floor Plan	Hodder and Partners
(--821 P1	Existing Elevations	Hodder and Partners
(--825 P1	Existing North Elevation	Hodder and Partners
(--826 P1	Existing East Elevation	Hodder and Partners
(--827 P1	Existing South Elevation	Hodder and Partners
(--828 P1	Existing West Elevation	Hodder and Partners
(--831 P1	Existing Sections	Hodder and Partners
(--851 P1	Existing Site Location and Planning Boundary	Hodder and Partners
(--852 P1	Site Location Plan and Planning Boundary	Hodder and Partners
(--853 P1	1.1250 Site Plan	Hodder and Partners
(--854 P1	1.2500 Site Plan	Hodder and Partners
(--900 P1	Demolition Ground Floor Plan	Hodder and Partners
(--900B	Demolition Basement Floor Plan	Hodder and Partners
(--900U	Demolition Upper Ground Floor Plan	Hodder and Partners
(--901 P1	Demolition 1 st Floor Plan	Hodder and Partners
(--902 P1	Demolition 2 nd Floor Plan	Hodder and Partners
(--903 P1	Demolition 3 rd Floor Plan	Hodder and Partners
(--921 P1	Demolition Elevations	Hodder and Partners
(--925 P1	Demolition North Elevation	Hodder and Partners
(--926 P1	Demolition East Elevation	Hodder and Partners
(--927 P1	Demolition South Elevation	Hodder and Partners
(--928 P1	Demolition West Elevation	Hodder and Partners

Landscape Drawings and Plans

Reference	Drawing/Plan Title	Author
1391-001 P1	Existing Site Condition Plan	Macgregor Smith
1391-011	Landscape General Arrangement Plan - Level 00	Macgregor Smith
1391-012	Landscape General Arrangement Plan - Level 03	Macgregor Smith
1391-013	Landscape General Arrangement Plan - Level 04	Macgregor Smith

1391-211	Planting Plan – Level 00	Macgregor Smith
1391-212	Planting Plan – Level 03	Macgregor Smith
1391-213	Planting Plan – Level 04	Macgregor Smith
1391-401	Typical Detail – Tree Pit in Soft	Macgregor Smith
1391-402	Typical Detail – Tree Pit in Hard	Macgregor Smith
1391-500	Landscape Site Sections	Macgregor Smith
1391-G502	Landscape & Public Realm Design	Macgregor Smith

Environmental Statement

Volume	Title	Author
Volume 1	Chapter 1: Introduction	Turley EIA
Volume 1	Chapter 2: Approach to EIA	Turley EIA
Volume 1	Chapter 3: Site Context	Turley EIA
Volume 1	Chapter 4: Development Specification	Turley EIA
Volume 1	Chapter 5: Consideration of Alternatives	Turley EIA
Volume 1	Chapter 6: Topics which are Not Significant	Turley EIA
Volume 1	Chapter 7: Townscape and Visual	Turley EIA
Volume 1	Chapter 8: Built Heritage	Turley EIA
Volume 1	Chapter 9: Climate Change	Turley EIA
Volume 1	Chapter 10: Socio-Economics and Human Health	Turley EIA
Volume 1	Chapter 11: Noise and Vibration	Turley EIA
Volume 1	Chapter 12: Wind Microclimate	Turley EIA
Volume 1	Chapter 13: Daylight, Sunlight and Overshadowing	Turley EIA
Volume 1	Chapter 14: Flood Risk and Drainage	Turley EIA
Volume 1	Chapter 15: Assessment of Cumulative Effects	Turley EIA
Volume 1	Chapter 16: Summary of ES	Turley EIA
Volume 2	Non-Technical Summary	Turley EIA
Volume 3	Environmental Management Plan	Turley EIA

Supporting Planning Documents and Technical Reports

Title	Reference	Author
Application Forms and Certificates		Turley

Planning & Tall Building Statement	DUKM3000	Turley
Design and Access Statement (including Accessibility Statement)	D2	Hodder and Partners
PBSA Assessment of Need		Knight Frank
Air Quality Assessment	784-B050197	Tetrattech
Transport Assessment	084456-CUR-XX-XX-T-TP-00001	Curtins
Interim Travel Plan	084456-CUR-XX-XX-T-TP-00002	Curtins
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	LKC 23 1466	LK Group
Preliminary Ecological Appraisal	SQ-1289	Estrada Ecology
Bat Activity Survey Report	SQ-1288	Estrada Ecology
Black Redstart Report	10162.001	TEP
Blue Green Infrastructure Strategy	P1	Macgregor Smith
Waste Management Strategy	784-B050197	Tetrattech
Broadband Connectivity Assessment		Pager Power
Terrestrial TV Baseline Survey		Pager Power
Crime Impact Statement	2018/0397/CIS/02	GMP
Environmental Standards Statement	04	Hoare Lea
Circular Economy Statement	03	Hoare Lea
Energy Strategy Report	C	Applied Energy
Student Management Strategy		Fresh
Statement of Community Engagement		Turley Strategic Communications
Fire Strategy Statement	S23050123 02	Bureau Veritas
Interim / Outline Construction Management Plan	3	Third London Wall
Archaeological Desk-Based Assessment and Written Scheme of Investigation	SA/2023/72 v1	Salford Archaeology
Structural Survey	1006-03	Civic Engineers
Flood Risk and Drainage Strategy	1006-01-CIV-XX-XX-R-C-1001	Civic Engineers
Viability Appraisal		CBRE
Heritage Assessment		Heritage Architecture

