

8 December 2023

Delivered via Planning Portal

Angela Leckie
Development Management Central Core
Planning Building Control and Licensing
Manchester City Council
M60 2LA

Ref. JADM3002

Dear Ms Leckie

FULL PLANNING APPLICATION FOR PURPOSE BUILT STUDENT ACCOMODATION, CHARLES STREET, MANCHESTER

Further to our recent conversations regarding the above and on behalf of Jadebricks (Charles Street) Limited ("the Applicant"), we are pleased to enclose an application for full planning application for the following proposal:

The description of development is as follows:

"Full planning permission for the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works."

The application is supported by a full Environmental Statement (Volumes 1 – 4) (ES) and an associated suite of technical and architectural material in accordance with the City's validation requirements. The schedule at **Appendix 1** outlines the contents of the application submission including the submitted ES.

The application has been submitted via the Planning Portal (ref. PP-12636986). The requisite application fee of £33,720.00 has been paid by the Applicant via the Planning Portal.

Should planning permission be granted, the intention is for development to commence works as soon as possible thereafter. A main contractor has been appointed and a phased approach to construction has been developed.

The first works will entail an initial phase of piling works; these works are shown on the submitted Piling Plan (ref. 1983-CS-DP2-G200-PL-FD-0080 P01), with further explanation at Section 3.7 of the Construction Environmental Management Plan (CEMP). In order to enable commencement of this initial phase of works following grant of planning permission, without the need for pre-commencement conditions to be satisfied, the application includes additional detailed information for approval related to these works, which extends beyond validation requirements.

The intention is that the LPA, informed by the responses of consultees, will be in a position to approve these details as part of the grant of planning permission, requiring (through conditions attached to the permission) the first phase of works to be undertaken in accordance with this information. For example, conditions would require the piling works shown on the Piling Plan to be carried out in accordance with the CEMP and for remediation to take place in accordance with the Remediation Strategy. The subsequent stages of the construction process would require further information to be submitted and approved prior to these later works. A potentially suitable form of wording for conditions would be: *'With the exception of the piling works shown on drawing no. 1983-CS-DP2-G200-PL-FD-0080 P01, no development shall take place until...'*.

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The additional detailed information for which approval is sought comprises:

- Construction Environmental Management Plan (CEMP).
- Logistics Strategy.
- Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment (now submitted) and a Phase 2 Geo-Environmental Assessment and Remediation Strategy which will follow in early January following the completion of intrusive site investigation works.

Other application documents are of relevance to this phase construction approach as they consider the construction impacts (and mitigation required) or demonstrate that no further information to be submitted and approved before development commences, namely:

- Chapter 5 of the ES and Appendix 5.1 : which deals with air quality effects (including those associated with the construction phase) and mitigation required for the construction phase, including the piling works.
- Construction Noise and Vibration Assessment : which includes an assessment of the effects of the piling works and includes mitigation required for the construction phase, including the piling works.
- Preliminary Ecological Assessment : which confirms that the site has negligible biodiversity value and that no mitigation is required for the construction phase.
- Desk Based Archaeological Assessment : which identifies no requirement for further archaeological investigations or works).

The CEMP includes mitigation measures identified in relation to air quality and noise. We consider that, with the Phase 2 Geo-Environmental Assessment when available, we have supplied all of the information required to enable the piling works to be assessed and conditioned in the way set out above, but we can provide any further information that may be identified as necessary during the determination period.

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 or my colleague Lewis Evans.

Yours sincerely

Rebecca Boston
Planner

Appendix 1: Application Document Schedule

Document / Drawing Title	Document / Drawing Reference	Author
Forms and certificates		
Application forms and certificates	N/A	Turley
Drawings and plans		
Site Location Plan	10489-SHP-ZZ-A-B5D8-G100-XP-00-001 P01	SimpsonHaugh
Existing Site Plan	10489-SHP-ZZ-A-B5D8-G100-XP-00-002 P01	SimpsonHaugh
Demolition Plan (Existing)	10489-SHP-ZZ-A-B5D8-JC20-XP-XX-001 P01	SimpsonHaugh
General Arrangement – Ground Floor	10489-SHP-ZZ-A-B5D8-G200-PL-00-001 P02	SimpsonHaugh
General Arrangement – Level 01	10489-SHP-ZZ-A-B5D8-G200-PL-01-001 P01	SimpsonHaugh
General Arrangement – Level 02	10489-SHP-ZZ-A-B5D8-G200-PL-02-001 P01	SimpsonHaugh
General Arrangement – Typical Levels 03-08 (Level 03 shown)	10489-SHP-ZZ-A-B5D8-G200-PL-TY-001 P02	SimpsonHaugh
General Arrangement – Typical Levels 09-14 (Level 09 shown)	10489-SHP-ZZ-A-B5D8-G200-PL-TY-002 P02	SimpsonHaugh
General Arrangement – Roof	10489-SHP-ZZ-A-B5D8-G200-PL-RF-001 P02	SimpsonHaugh
General Arrangement – Roof Parapet	10489-SHP-ZZ-A-B5D8-G200-PL-RF-002 P02	SimpsonHaugh
General Arrangement – Section AA	10489-SHP-ZZ-A-B5D8-G200-SE-AA-001 P01	SimpsonHaugh
General Arrangement – Section BB	10489-SHP-ZZ-A-B5D8-G200-SE-BB-001 P01	SimpsonHaugh
General Arrangement – West (York Street) Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-EW-001 P01	SimpsonHaugh
General Arrangement – East Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-EE-001 P02	SimpsonHaugh
General Arrangement – North Elevation	10489-SHP-A3-A-B5D8-G200-EL-EN-001 P01	SimpsonHaugh
General Arrangement – South (Charles Street) Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-ES-001 P01	SimpsonHaugh

General Arrangement – West (York Street) Elevation	10489-SHP-ZZ-A-B5D8-G200-XE-EW-001 P01	SimpsonHaugh
Façade Detail – Charles Street Upper Typical	10489-SHP-ZZ-A-B5D8-G251-DE-XX-001 P01	SimpsonHaugh
Façade Detail – Charles Street Lower Typical	10489-SHP-ZZ-A-B5D8-G251-DE-XX-002 P01	SimpsonHaugh
Façade Detail – North Elevation Typical (Parapet)	10489-SHP-ZZ-A-B5D8-G251-DE-XX-003 P01	SimpsonHaugh
Façade Detail – York Street Lower Typical	10489-SHP-ZZ-A-B5D8-G251-DE-XX-004 P01	SimpsonHaugh
Façade Detail – York Street Upper Typical	10489-SHP-ZZ-A-B5D8-G251-DE-XX-005 P01	SimpsonHaugh
Façade Detail – East Elevation Typical (Parapet)	10489-SHP-ZZ-A-B5D8-G251-DE-XX-006 P01	SimpsonHaugh
Façade Detail – Charles Street Ground Floor	10489-SHP-ZZ-A-B5D8-G251-DE-XX-007 P01	SimpsonHaugh
Façade Detail – York Street Ground Floor	10489-SHP-ZZ-A-B5D8-G251-DE-XX-008 P01	SimpsonHaugh
Façade Detail – East Elevation Ground Floor	10489-SHP-ZZ-A-B5D8-G251-DE-XX-009 P02	SimpsonHaugh
Piling Plan	1983-CS-DP2-G200-PL-FD-0080 P01	DP Squared
Planning Accommodation Schedule	10489-SHP-ZZ-A-B5D8-F900-SC-XX-001 P01	SimpsonHaugh
Documents and reports		
Archaeological Desk Based Assessment	Dated November 2023	Oxford Archaeology
BREEAM Pre-Assessment Report	Dated 04 December 2023	BPP Energy
Broadband Connectivity Assessment	Dated 28 November 2023	GTech Surveys
Construction Environmental Management Plan	Dated 07 December 2023	Domis
Construction Noise and Vibration Assessment	31020/CNIA1	Hann Tucker Associates
Crime Impact Statement	Dated 06 December 2023	Greater Manchester Police
Design and Access Statement	10489-SHP-RP-B5D8-DAS P01	SimpsonHaugh
Energy and Sustainability Statement	Dated 07 December 2023	BPP Energy

Environmental Noise Survey and Noise Impact Assessment Report	Dated 12 December 2023	Hann Tucker Associates
Fire Statement	Dated 13 December 2023	OFR Consultants
Flood Risk Assessment and Drainage Strategy	1983-CS-DP2-A180-RP-XX-9041	DP Squared
Heritage Statement	Dated December 2023	Turley Heritage
Interim Travel Plan	Dated 12 December 2023	Curtins
Logistics Strategy	N/A	Domis
Neighbour Interface Statement	Dated 08 December 2023	Turley
PBSA Needs Assessment	Dated November 2023	Cushman & Wakefield
Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment	Dated October 2023	Geoassist Limited
Planning and Tall Building Statement ¹	Dated December 2023	Turley
Preliminary Ecological Appraisal	Dated December 2023	E3P
Socio-economic Regeneration Impact Statement	Dated December 2023	Turley
Statement of Community Engagement	Dated November 2023	Turley
Townscape and Visual Impact Appraisal	Dated December 2023	Turley
Train Induced Vibration Assessment Report	31020/VAR1	Hann Tucker Associates
Transport Statement ²	Dated 12 December 2023	Curtins
TV Reception Survey	Dated 28 November 2023	GTech Surveys
Ventilation Design Strategy	Dated 04 December 2023	Caldwell
Whole Life Carbon Assessment and Circular Economy Statement	Dated 07 December 2023	BPP Energy
Wind Microclimate Assessment Report	Dated 01 December 2023	GIA

Environmental Statement		
Volume	Title	Author
Volume 1	Chapter 1: Introduction	Turley EIA
Volume 1	Chapter 2: Approach to EIA	Turley EIA

¹ Includes a Green and Blue Infrastructure Strategy

² Includes a section on the Waste Management Strategy

Volume 1	Chapter 3: Site Context	Turley EIA
Volume 1	Chapter 4: Development Specification	Turley EIA
Volume 1	Chapter 5: Air Quality Evaluation	Turley EIA
Volume 1	Chapter 6: Daylight, Sunlight & Overshadowing	GIA
Volume 1	Chapter 7: Assessment of Cumulative Effects	Turley EIA
Volume 1	Figure 1.1 Site Boundary Plan	Turley
Volume 1	Figure 4.1 Existing Site Plan, Application Location Plan	SimpsonHaugh
Volume 1	Figure 4.2 Existing Site Plan	SimpsonHaugh
Volume 1	Figure 4.3 Demolition Plan (Existing)	SimpsonHaugh
Volume 1	Figure 4.4 General Arrangement Plan (Ground Floor)	SimpsonHaugh
Volume 1	Figure 4.5 General Arrangement Plan (Level 01)	SimpsonHaugh
Volume 1	Figure 4.6 General Arrangement Plan (Level 02)	SimpsonHaugh
Volume 1	Figure 4.7 General Arrangement Plan Typical Levels 03 - 08 (Level 03 shown)	SimpsonHaugh
Volume 1	Figure 4.8 General Arrangement Plan Typical Levels 09 - 14 (Level 09 shown)	SimpsonHaugh
Volume 1	Figure 4.9 Proposed Site Plan (Roof)	SimpsonHaugh
Volume 1	Figure 4.10 General Arrangement Plan (Roof)	SimpsonHaugh
Volume 1	Figure 4.11 General Arrangement Elevation	SimpsonHaugh
Volume 1	Figure 5.1 TfGM Model Output	Miller Goodall
Volume 1	Figure 5.2 Location of Site, AQMA and MCC Monitoring	Miller Goodall
Volume 1	Figure 7.1 Approved Project Plan	Turley
Volume 2	Appendix 6.1 Drawings	GIA
Volume 2	Appendix 6.2 Daylight & Sunlight Results	GIA
Volume 2	Appendix 6.3 Overshadowing Results	GIA
Volume 3	Environmental Management Plan	Turley EIA
Volume 4	Non-Technical Summary	Turley EIA