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Our Ref: 04C201975

Your Ref: PP-12293621

14 July 2023

Michael Pearson
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Michael

Application for full planning permission for office refurbishment involving minor external alterations at Arthur House, Chorlton Street, Manchester, M1 3FH

On behalf of Custodian Reit PLC ('the Applicant') please find enclosed an application for full planning permission at Arthur House, Chorlton Street, Manchester, M1 3FH.

The description of development is provided below:

'Full planning application for refurbishment of existing office space comprising the installation of new roof terrace with pergola; internal and external refurbishments, including new security fencing, access lobby, installation of solar panels, new gym with associated changing rooms and studio, cycle store, refurbishment of entrance plaza, new planters, and other associated works.'

It should be noted that this application is the first revision of an application for a development of the same character on the same site by the same applicant and is within 12 months of making the earlier application withdrawn. Therefore, there is no chargeable planning application fee. The Manchester City Council planning application reference for the original application is 136227/FO/2023.

This application submission includes:

- This covering letter;
- Application form relevant land ownership certificate (duly signed) and relevant planning application fee;
- Full set of existing and proposed drawings (the drawings which have been updated from those submitted as part of application 136227/FO/2023 are included in bold);
    - Existing Ground Floor Plan (223-YOU-XX-00-DR-I-0202);
    - Proposed Ground Floor Plan (223-YOU-XX-00-DR-I-2001);
    - **Entrance Landscaping Plan (223-YOU-XX-00-DR-I-9020 P01);**

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- Existing First Floor Plan (223-YOU-XX-01-DR-I-0203);
- Proposed First Floor Plan (223-YOU-XX-01-DR-I-2002);
- Existing Elevation A (223-YOU-XX-EL-DR-I-0301);
- Existing Elevation B (223-YOU-XX-EL-DR-I-0302);
- Existing Elevation C (223-YOU-XX-EL-DR-I-0304);
- Existing Elevation D (223-YOU-XX-EL-DR-I-0305);
- **Proposed Elevation A (223-YOU-XX-EL-DR-I-2101 P02);**
- **Proposed Elevation B (223-YOU-XX-EL-DR-I-2102 P02);**
- **Proposed Elevation C (223-YOU-XX-EL-DR-I-2103 P04);**
- **Proposed Elevation D (223-YOU-XX-EL-DR-I-2104 P03);**
- Existing Roof Plan (223-YOU-XX-R1-DR-I-0207);
- **Proposed Roof Plan R1 (223-YOU-XX-R1-DR-I-2701 P01);**
- **Proposed Roof Details (223-YOU-XX-R1-DR-I-2751 P02);**
- **Proposed Roof Plan R2 (223-YOU-XX-R2-DR-I-2702 P01);**
- **Proposed Planter (223-YOU-XX-XX-DR-I-2126 P02);**
- Proposed Ele. Frame (223-YOU-XX-XX-DR-I-2127);
- Frame B_C (223-YOU-XX-XX-DR-I-2128);
- Frame and Glazing D-F (223-YOU-XX-XX-DR-I-2129);
- Access Gate and Fence Plan F-I (223-YOU-XX-XX-DR-I-2130);
- **Perimeter Fence (223-YOU-XX-XX-DR-I-2131 P02);**
- Proposed Roof Extension (223-YOU-XX-XX-DR-I-2132);
- Site Location Plan (223-YOU-XX-XX-DR-I-9001);
- Roof Level Electrical Services P1 (2677-CWC-RF-DR-E-6001); and,
- Roof Level Electrical Services P2 (2677-CWC-RF-DR-E-6201).

- Planning Design and Access (including Heritage) Statement prepared by Avison Young dated July 2023;
- Photo Schedule dated January 2023;
- Noise Impact Assessment prepared by BWB dated April 2023; and,
- Completed Waste Management Strategy Proforma including;
  - Waste Strategy; and,
  - Waste Strategy Drawing.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. In the meantime, should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited