

6th October 2023

FAO: Ms J Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Jen,

FULL PLANNING APPLICATION FOR RESIDENTIAL-LED MIXED USE DEVELOPMENT AT 1 PARK PLACE, MANCHESTER M4 4EZ, UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

This full planning application is submitted on behalf of Benjamin Property Company Limited, working in partnership with United Living.

The description of development is:

“Demolition of existing building and erection of a part 25 and part 15 storey residential building comprising 154 units with ground floor commercial units (Use Class E), with associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works”

The site is known as One Park Place and is currently occupied by a single storey vacant unit and car parking. The site is bound by Park Place to the north, Cheetham Hill Road to the east, 21 Cheetham Hill Road to the south and 3a Park Place to the west.

The application is Environmental Impact Assessment development as confirmed by the Scoping Response, and is accompanied by an Environmental Statement comprising Volume 1 (Main Text), Volume 2 (Appendices) and Volume 3 (Non-Technical Summary).

Formal Pre-Application engagement undertaken by the Applicant. These discussions have influenced the final scheme presented, and the supporting information that accompanies the application.

The application is supported by the following:

- Completed Application Forms and Ownership Certificates
- Application fee of £37,275.00

- Site Location Plan
- Environmental Statement
- Technical Surveys and Reports
- Architecture and Landscape drawings

A schedule of documents is provided overleaf.

The Environmental Statement considers the following topics:

- Daylight and Sunlight
- Greenhouse Gas Emissions
- Built Heritage
- Socio-Economics
- Townscape and Visual Impact Assessment
- Wind Microclimate

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,

Nikki Sills
Divisional Director

Encs.

Document	Author
Design and Access Statement	Hodder and Partners Architects
Environmental Statement	Zerum
Air Quality Assessment	Miller Goodall
Affordable Housing Statement	Zerum
Archaeological Desk Based Assessment	Orion Heritage
Blue and Green Infrastructure Statement	Land Studio
Circular Economy Statement	Futureserv
Construction Phase Plan	United Living
Crime Impact Statement	Greater Manchester Police
Design for Access 2 Compliance Report	Hodder and Partners Architects
Energy Statement	Futureserv
Environmental Standards Statement	Futureserv
Fire Engineering Review	Jensen Hughes
Fire Statement Form	Jensen Hughes
Flood Risk Assessment and Drainage Strategy	Roscoe Engineering
Green and Blue Infrastructure Statement	Land Studio
Heritage Statement: Significance Appraisal and Impact Assessment	Stephen Levrant Heritage Architecture
Interim Travel Plan	SK Transport
Landscape Workbook	Land Studio
Lighting Proposals	Futureserv
Local Labour Agreement	United Living
Noise Assessment	Miller Goodall
Overheating & Ventilation Statement	Futureserv
Phase 1 Ecology Assessment	Erap Consultant Ecologists
Planning Statement	Zerum
Preliminary Geo-Environmental Appraisal and Preliminary Mining Risk Assessment	Calabrian
Statement of Community Consultation	Cavendish Consulting
Tall Building Statement (included within Planning Statement)	Zerum
Television and Radio Reception Survey	GTech
Townscape and Visual Impact Assessment	rmbp
Transport Assessment	SK Transport
Utility Statement (including Broadband Connectivity Assessment)	Futureserv

Plans	Reference	Revision
Hodder and Partners		
Site Plan	L(--)500	P01
Location Plan	L(--)501	P01
Existing Site Plan	E(--)500	P01
Ground Floor Plan	L(--)000	P01
Level 01 - Mezzanine Floor Plan	L(--)001	P01
Level 02 Floor Plan	L(--)002	P01
Levels 03, 05, 07, 09 Floor Plan	L(--)003	P01
Levels 02, 04, 06, 08, 10 Floor Plan	L(--)002	P01

Levels 11, 13 Floor Plan	L(--)011	P01
Levels 12, 14 Floor Plan	L(--)012	P01
Level 12 Floor Plan	L(--)012	P01
Level 14 Floor Plan	L(--)014	P01
Level 15 Floor Plan	L(--)015	P01
Levels 16, 18, 20, 22 Floor Plan	L(--)016	P01
Levels 17, 19, 21, 23 Floor Plan	L(--)017	P01
Level 24 Floor Plan	L(--)024	P01
Roof Plan	L(--)00R	P01
2B4P Accessible(M3)	L(--)250	P01
North Section	L(--)300	P01
East Section	L(--)301	P01
South Section	L(--)302	P01
West Section	L(--)303	P01
North Elevation	L(--)400	P01
East Elevation	L(--)401	P01
South Elevation	L(--)402	P01
West Elevation	L(--)403	P01
Facade Fragment (Typical Bays)	L(--)450	P01
Facade Fragment (Inset Balcony)	L(--)451	P01
Facade Fragment (Colonnade)	L(--)452	P01
Facade Fragment (Terrace Parapet)	L(--)453	P01
Facade Fragment (Typical Crown)	L(--)454	P01
North Elevation - Park Place	L(--)404	P01
East Elevation - Cheetham Hill Road	L(--)405	P01
Accommodation Schedule		G
Land Studio		
Landscape General Arrangement	368-LST-XX-XX-DR-L-0101	P03
Groundfloor Landscape	368-LST-XX-XX-DR-L-0102	P03
Level 15 Landscape	368-LST-XX-XX-DR-L-0103	P03
Survey Operations		
Existing Ground Floor	23I094/001	
Existing Roof Space	23I094/002	
Existing Elevations	23I094/003	