

FAO Mr David Brettell
Planning and Regeneration
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0046
Your Ref: PP-12340925

(Submitted via the Planning Portal Ref: PP-12340925)

Date: 5th October 2023

Dear David,

Application for Full Planning Permission at Land bound by New College Street, New Quay Street, NCP Car Park and Gartside Street

Asteer Planning has been instructed by St John's Manchester Limited, a subsidiary of Henry Boot Developments ('HBD') ('the Applicant') to submit an application for full planning permission at land bound by New College Street, New Quay Street, NCP Car Park and Gartside Street, otherwise known as "St Johns Campus" ('the site').

Proposed Development

A detailed description of development is provided below:

"Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E) and rooftop amenity space and works to facilitate public realm improvements".

Submission

The following documents are submitted in support of this application:

- This Covering Letter;
- Supporting Planning Statement prepared by Asteer Planning;
- Application form, relevant land ownership certificates and application fee;
- Full set of existing and proposed plans prepared by EPR Architects and Planit (Drawing Schedule enclosed at **Appendix 1**);
- Air Quality Assessment prepared by BWB Consulting;
- Archaeological Desk Based Assessment and Written Scheme of Investigation prepared by Salford Archaeology;
- Crime Impact Assessment prepared by Greater Manchester Police;
- Daylight and Sunlight Assessment prepared by Proximity;

- Design and Access Statement prepared by EPR Architects;
- Demolition Method Statement prepared by Curtins;
- Ecological Assessment prepared by Tyler Grange;
- Economics Benefits Assessment prepared by Wisser Consulting;
- Energy Statement prepared by Hoare Lee;
- Environmental Standards Statement prepared by Watt Energy;
- Flood Risk Assessment and Drainage Strategy prepared by Curtins;
- Heritage Assessment prepared by Stephen Levrant Heritage Architecture;
- Noise Impact Assessment prepared by Hoare Lee;
- Phase 1 Ground Contamination Statement prepared by Curtins;
- Supporting Planning Statement prepared by Asteer Planning;
- Sustainability Statement prepared by Hoare Lee;
- Tall Buildings Statement, prepared by Asteer Planning;
- Townscape and Visual Impact Assessment prepared by Planit;
- Transport Statement and Framework Travel Plan prepared by Mode;
- TV Reception Report prepared by Pager Power;
- Ventilation and Extraction Statement prepared by Hoare Lee; and
- Wind Microclimate Report prepared by Windtech.

The planning application has been submitted electronically to the Planning Portal (ref: PP-12340925).

We trust that this submission will enable a timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours sincerely,

Alice Routledge
Partner

For and on behalf of Asteer Planning LLP

Appendix 1 – Submission Schedule

Plan/Document Title	Date/Reference	Author
Site Location Plan	11383-EPR-00-00-DR-A-01-0400	EPR Architects
Proposed Site Plan	11383-EPR-00-00-DR-A-01-0401	EPR Architects
Proposed Rooftop Pavilion Elevations	11383-EPR-00-00-DR-A-04-0505	EPR Architects
Proposed Section AA	11383-EPR-00-00-DR-A-05-0500	EPR Architects
Proposed Section BB	11383-EPR-00-00-DR-A-05-0501	EPR Architects
Proposed Section CC	11383-EPR-00-00-DR-A-05-0502	EPR Architects
Existing First Floor	11383-EPR-00-01-DR-A-02-0301	EPR Architects
First Floor Demolition	11383-EPR-00-01-DR-A-02-0401	EPR Architects
Proposed First Floor	11383-EPR-00-01-DR-A-02-0501	EPR Architects
Existing Second Floor	11383-EPR-00-02-DR-A-02-0302	EPR Architects
Second Floor Demolition	11383-EPR-00-02-DR-A-02-0402	EPR Architects
Proposed Second Floor	11383-EPR-00-02-DR-A-02-0502	EPR Architects
Existing Third Floor	11383-EPR-00-03-DR-A-02-0303	EPR Architects
Third Floor Demolition	11383-EPR-00-03-DR-A-02-0403	EPR Architects
Proposed Third Floor	11383-EPR-00-03-DR-A-02-0503	EPR Architects
Proposed Fourth Floor	11383-EPR-00-04-DR-A-02-0504	EPR Architects
Proposed Fifth Floor	11383-EPR-00-05-DR-A-02-0505	EPR Architects
Proposed Sixth Floor	11383-EPR-00-06-DR-A-02-0506	EPR Architects
Proposed Seventh Floor	11383-EPR-00-07-DR-A-02-0507	EPR Architects
Proposed Eighth Floor	11383-EPR-00-08-DR-A-02-0508	EPR Architects
Proposed Ninth Floor	11383-EPR-00-09-DR-A-02-0509	EPR Architects
Proposed Tenth Floor	11383-EPR-00-10-DR-A-02-0510	EPR Architects
Proposed Eleventh Floor	11383-EPR-00-11-DR-A-02-0511	EPR Architects
Proposed Twelfth Floor	11383-EPR-00-12-DR-A-02-0512	EPR Architects
Proposed Thirteenth Floor	11383-EPR-00-13-DR-A-02-0513	EPR Architects

Proposed Fourteenth Floor	11383-EPR-00-14-DR-A-02-0514	EPR Architects
Proposed Fifteenth Floor	11383-EPR-00-15-DR-A-02-0515	EPR Architects
Proposed Sixteenth Floor	11383-EPR-00-16-DR-A-02-0516	EPR Architects
Proposed Basement Floor	11383-EPR-00-B1-DR-A-02-0499	EPR Architects
Existing Ground Floor	11383-EPR-00-GF-DR-A-02-0300	EPR Architects
Ground Floor Demolition	11383-EPR-00-GF-DR-A-02-0400	EPR Architects
Proposed Ground Floor	11383-EPR-00-GF-DR-A-02-0500	EPR Architects
Existing Elevation North East	11383-EPR-00-NE-DR-A-04-0303	EPR Architects
Existing Elevation North East Demolition	11383-EPR-00-NE-DR-A-04-0403	EPR Architects
Proposed Elevation North East	11383-EPR-00-NE-DR-A-04-0503	EPR Architects
Existing Elevation North West	11383-EPR-00-NW-DR-A-04-0302	EPR Architects
Existing Elevation North West Demolition	11383-EPR-00-NW-DR-A-04-0402	EPR Architects
Proposed Elevation North West	11383-EPR-00-NW-DR-A-04-0502	EPR Architects
Proposed Roof Plan	11383-EPR-00-RF-DR-A-04-0517	EPR Architects
Proposed South Balconies Elevation	11383-EPR-00-S-DR-A-04-0504	EPR Architects
Existing Elevation South East	11383-EPR-00-SE-DR-A-04-0301	EPR Architects
Existing Elevation South East Demolition	11383-EPR-00-SE-DR-A-04-0401	EPR Architects
Proposed Elevation South East	11383-EPR-00-SE-DR-A-04-0501	EPR Architects
Existing Elevation South West	11383-EPR-00-SW-DR-A-04-0300	EPR Architects
Existing Elevation South West Demolition	11383-EPR-00-SW-DR-A-04-0400	EPR Architects
Proposed Elevation South West	11383-EPR-00-SW-DR-A-04-0500	EPR Architects
GF Levels A1 Landscape	2875-PLA-00-GF-DR-L-3001	Planit I.E.
GF Landscape GA A1 Landscape	2875-PLA-00-GF-DR-L-0001	Planit I.E.
Typical Balcony GA A3 Landscape	2875-PLA-00-ZZ-DR-L-0001	Planit I.E.
Level 16 Roof Terrace Details A1 Landscape	2875-PLA-00-16-DR-L-5002	Planit I.E.
Level 16 Roof Terrace Softworks A1 Landscape	2875-PLA-00-16-DR-L-2001	Planit I.E.
Level 16 Roof Terrace Landscape GA A1 Landscape	2875-PLA-00-16-DR-L-0001	Planit I.E.