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Our ref: 04C202077/VR/LS/JW

Planning Portal Ref: PP-12331439

3 August 2023

Angela Leckie
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

Dear Angela,

SUBMISSION OF A FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR AN APARTHOTEL DEVELOMENT WITH CAFÉ, EXHIBITION HALL, NET ZERO MUSEUM, ROOFTOP BAR AND RESTAURANT AND ASSOCAITED WORKS AT 12 - 16 PICCADILLY, MANCHESTER, M1 3AN.

On behalf of our client, Northside (Manchester) Ltd ('the Applicant'), please find enclosed a full planning application and Listed Building Consent for a proposed aparthotel development including a café, exhibition hall, net zero museum, rooftop bar and restaurant and associated works, at no. 12 and 14 - 16 Piccadilly, Manchester. The formal description of development, as set out on the application forms, is as follows:

> *"Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."*
>
> *"Listed Building Consent for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."*

The application documentation has been submitted via the Planning Portal (Ref. PP-12331439) and a schedule of supporting documents is attached to this covering letter. This is in line with the scope of information agreed as being required in pre-application discussions with Manchester City Council. The planning application fee of £41,553.00 (including VAT & Planning Portal Service Charge) has been paid under separate cover.

I trust that this is satisfactory for the Council to enable swift validation of the application. We would welcome continued positive dialogue with the Officers during the determination of the application.

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

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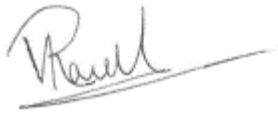
In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours Sincerely,



Vanessa Rowell
Associate
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+447771635107
For and on behalf of Avison Young (UK) Limited

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Submission Schedule

Title	Reference / Date	Author
Plans		
East Elevation	HMP-BA-10-EE-DP-A-0, Rev P02 S2	Bennetts Associates
North Elevation	HMP-BA-21-EN-DP-A-0, Rev P02 S2	Bennetts Associates
South Elevation	HMP-BA-21-ES-DP-A-0, Rev P02 S2	Bennetts Associates
West Elevation	HMP-BA-21-EW-DP-A-0, Rev P02 S2	Bennetts Associates
Site East Elevation	HMP-BA-10-EE-DP-A-0, Rev P02 S2	Bennetts Associates
Site North Elevation	HMP-BA-10-EN-DP-A-0, Rev P02 S2	Bennetts Associates
Site South Elevation	HMP-BA-10-ES-DP-A-0, Rev P02 S2	Bennetts Associates
Site West Elevation	HMP-BA-10-EW-DP-A-0, Rev P02 S2	Bennetts Associates
Site Plan	HMP-BA-10-L00-DP-A-0, Rev P02 S2	Bennetts Associates
Location Plan	HMP-BA-10-L01-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Basement Plan	HMP-BA-12-B01-DP-A-0, Rev P01 S2	Bennetts Associates
East Elevation, Heritage	HMP-BA-12-EE-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Ground Floor Plan	HMP-BA-12-L00-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition First Floor Plan	HMP-BA-12-L01-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Second Floor Plan	HMP-BA-12-L02-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Third Floor Plan	HMP-BA-12-L03-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Fourth Floor Plan	HMP-BA-12-L04-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition Fifth Floor Plan	HMP-BA-12-L05-DP-A-0, Rev P01 S2	Bennetts Associates
Demolition North Section Heritage	HMP-BA-12-SN-DP-A-0, Rev P01 S2	Bennetts Associates
Basement Floor Plan	HMP-BA-20-B01-DP-A-0, Rev P01 S2	Bennetts Associates
Ground Floor Plan	HMP-BA-20-L00-DP-A-0, Rev P01 S2	Bennetts Associates
Level 1 Floor Plan	HMP-BA-20-L01-DP-A-0, Rev P01 S2	Bennetts Associates

Level 2 Floor Plan	HMP-BA-20-L02-DP-A-0, Rev P01 S2	Bennetts Associates
Level 3 Floor Plan	HMP-BA-20-L03-DP-A-0, Rev P02 S2	Bennetts Associates
Level 4 Floor Plan	HMP-BA-20-L04-DP-A-0, Rev P02 S2	Bennetts Associates
Level 5 Floor Plan	HMP-BA-20-L05-DP-A-0, Rev P02 S2	Bennetts Associates
Level 6-20 Floor Plans	HMP-BA-20-L06-DP-A-0, Rev P02 S2	Bennetts Associates
Level 21-24 Floor Plans	HMP-BA-20-L21-DP-A-0, Rev P02 S2	Bennetts Associates
Level 25-26 Floor Plans	HMP-BA-20-L25-DP-A-0, Rev P02 S2	Bennetts Associates
Level 27 Floor Plan	HMP-BA-20-L27-DP-A-0, Rev P02 S2	Bennetts Associates
Level 28 Floor Plan	HMP-BA-20-L28-DP-A-0, Rev P01 S2	Bennetts Associates
Level 29 Floor Plan	HMP-BA-20-L29-DP-A-0, Rev P01 S2	Bennetts Associates
Level 30 Floor Plan	HMP-BA-20-L30-DP-A-0, Rev P01 S2	Bennetts Associates
Level 31 Floor Plan	HMP-BA-20-L31-DP-A-0, Rev P02 S2	Bennetts Associates
Mezzanine Floor Plan	HMP-BA-20-M01-DP-A-0,Rev P01 S2	Bennetts Associates
Roof Plan	HMP-BA-20-R00-DP-A-0, Rev P01 S2	Bennetts Associates
North Section	HMP-BA-20-SN1-DP-A-0, Rev P01 S2	Bennetts Associates
West Section	HMP-BA-20-SW1-DP-A-0, RevP01 S2	Bennetts Associates
Basement Reflected Ceiling Plan	HMP-BA-35-B01-DP-A-0, Rev P01 S2	Bennetts Associates
Ground Floor Reflected Ceiling Plan	HMP-BA-35-L00-DP-A-0, Rev P01 S2	Bennetts Associates
Level 1 Reflected Ceiling Plan	HMP-BA-35-L01-DP-A-0, Rev P02 S2	Bennetts Associates
Level 2 Reflected Ceiling Plan	HMP-BA-35-L02-DP-A-0, Rev P02 S2	Bennetts Associates
Level 3 Reflected Ceiling Plan	HMP-BA-35-L03-DP-A-0, Rev P02 S2	Bennetts Associates
Level 4 Reflected Ceiling Plan	HMP-BA-35-L04-DP-A-0, Rev P01 S2	Bennetts Associates
Mezzanine Reflected Ceiling Plan	HMP-BA-35-M01-DP-A-0, Rev P02 S2	Bennetts Associates
Bay Studies 1 of 5	HMP-BA-21-01-DP-A-0, Rev P02 S2	Bennetts Associates
Bay Studies 2 of 5	HMP-BA-21-02-DP-A-0, Rev P02 S2	Bennetts Associates
Bay Studies 3 of 5	HMP-BA-21-03-DP-A-0, Rev P02 S2	Bennetts Associates

Bay Studies 4 of 5	HMP-BA-21-04-DP-A-0, Rev P02 S2	Bennetts Associates
Bay Studies 5 of 5	HMP-BA-21-05-DP-A-0, Rev P02 S2	Bennetts Associates
Transmittal Sheet	2211(TS)0010	Bennetts Associates
Reports		
Air Quality Assessment	June 2023	Waterman
Archaeological Assessment	May 2023	Pre Construction Archaeology
BREEAM Assessment	09 June 2023	Eight Versa
Broadband and Connectivity Report	June 2023	Waterman
Circular Economy Statement	May 2023	JLL
Crime Impact Statement	25 May 2023	GMP Design for Security
Construction Management Plan	June 2023	Lamington Group
Design and Access Statement	17 July 2023	Bennetts Associates
Ecological Survey and Assessment (Including Bat Survey)	July 2023	ERAP
Energy Statement	July 2023	Waterman
Economic Benefits and Regeneration Statement	June 2023	Avison Young
Fire Statement	14 June 2023	Buro Happold
Flood Risk Assessment and Drainage Report	09 June 2023	Price & Myers
Heritage Assessment	June 2023	Stephen Levrant Heritage Architecture Ltd
Local Labour Agreement	17 July 2023	Avison Young
Noise Assessment	22 June 2023	KP Acoustics
Phase 1 Geo-Environmental Site Assessment	March 2016	Resource & Environmental Consultants (REC) Ltd
Structural Engineering Report	May 2023	Price & Myers

Supporting Planning Statement	July 2023	Avison Young
Transport Statement	July 2023	Price & Myers
Travel Plan	July 2023	Price & Myers
TV/FM and DAB Reception Survey Report	15 May 2023	SCS
Tall Building Assessment	July 2023	Avison Young
Ventilation and Extraction Systems	June 2023	Waterman
Waste Management and Servicing Strategy	June 2023	Bennetts Associates
Environmental Impact Assessment (EIA)		
Environmental Impact Assessment: - Chapter 1 Introduction - Chapter 2 Approach - Chapter 3 Site Description - Chapter 4 Alternatives - Chapter 5 Proposed Development - Chapter 6 Town and Visual Impact Assessment - Chapter 7 Built Heritage - Chapter 8 Daylight Sunlight Overshadowing - Chapter 9 Wind - Chapter 10 Climate Change - Chapter 11 Summary of Mitigation and Residual Effects	July 2023	Egniol Consulting Ltd Ansley Horne Co Ltd Urban Microclimate Heritage Architecture Ltd Chris Burnett Associates