

Our Ref: 04C202080
Your Ref: PP-12244282

23 June 2023

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sir/ Madam

Full Planning Application- Upper Brook Street Masterplan- (Williams Motor Co (Holdings)/ Alliance UBS Limited)

On behalf of our client, Williams Motor Co (Holdings) and Alliance UBS Limited, please find enclosed a planning application for the following development:

"Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/41 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 1,100 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works."

At: Land between Upper Brook Street, Kincardine Road and Grosvenor Street ('the Site') (also known as 'Upper Brook Street Masterplan- (Williams Motor Co (Holdings)/ Alliance UBS Limited)').

This full planning application is supported by a comprehensive suite of plans and documents which have been prior agreed with Officers and are listed on the enclosed application schedule. Please note, reference to 'science and innovation uses' in the description of development will also be referred to 'life science uses' throughout the planning submission.

The planning application fee of £194,871.00 (inclusive of £64 Planning Portal service charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application and to allow you to progress it towards determination at your earliest convenience.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Ed Harvey
Associate Director

For and on behalf of Avison Young (UK) Limited

Submission Schedule

Document	Reference/ Date	Author
Admin		
Application Form	PP-12244282	Avison Young
Application Fee	£194,871.00	PAG
Covering Letter	June 2023	Avison Young
Plans		
Site Location Plan	UBS-HBA-SW-XX-DR-A-08-0001	Hawkins Brown
Existing Site Plan	UBS-HBA-SW-XX-DR-A-08-0005	Hawkins Brown
Existing - North Elevation	UBS-HBA-SW-XX-DR-A-08-0020	Hawkins Brown
Existing - East Elevation	UBS-HBA-SW-XX-DR-A-08-0021	Hawkins Brown
Existing - South Elevation	UBS-HBA-SW-XX-DR-A-08-0022	Hawkins Brown
Existing - West Elevation	UBS-HBA-SW-XX-DR-A-08-0023	Hawkins Brown
Demolition - Site Plan	UBS-HBA-SW-XX-DR-A-08-0050	Hawkins Brown
Demolition - North Elevation	UBS-HBA-SW-XX-DR-A-08-0051	Hawkins Brown
Demolition- East Elevation	UBS-HBA-SW-XX-DR-A-08-0052	Hawkins Brown
Demolition - South Elevation	UBS-HBA-SW-XX-DR-A-08-0053	Hawkins Brown
Demolition - West Elevation	UBS-HBA-SW-XX-DR-A-08-0054	Hawkins Brown
Proposed B1 - Basement Plan	UBS-HBA-B1-1-DR-A-08-0099	Hawkins Brown

Proposed B1 - Ground Floor Plan	UBS-HBA-B1-00-DR-A-08-0100	Hawkins Brown
Proposed B1 - First Floor Plan	UBS-HBA-B1-01-DR-A-08-0101	Hawkins Brown
Proposed B1 - Second Floor Plan	UBS-HBA-B1-02-DR-A-08-0102	Hawkins Brown
Proposed B1 - Third Floor Plan	UBS-HBA-B1-03-DR-A-08-0103	Hawkins Brown
Proposed B1 - Fourth Floor Plan	UBS-HBA-B1-04-DR-A-08-0104	Hawkins Brown
Proposed B1 - Fifth Floor Plan	UBS-HBA-B1-05-DR-A-08-0105	Hawkins Brown
Proposed B1 - Sixth Floor Plan	UBS-HBA-B1-06-DR-A-08-0106	Hawkins Brown
Proposed B1 - Seventh Floor Plan	UBS-HBA-B1-07-DR-A-08-0107	Hawkins Brown
Proposed B1 - Eighth Floor Plan	UBS-HBA-B1-08-DR-A-08-0108	Hawkins Brown
Proposed B1 - Ninth Floor Plan	UBS-HBA-B1-09-DR-A-08-0109	Hawkins Brown
Proposed B1 - Plant Level Plan	UBS-HBA-B1-10-DR-A-08-0110	Hawkins Brown
Proposed B1 - Roof Plan	UBS-HBA-B1-12-DR-A-08-0111	Hawkins Brown
Proposed B1 - Mezzanine Floor Plan	UBS-HBA-B1-00-DR-A-08-0112	Hawkins Brown
Proposed B2 - Basement Plan	UBS-HBA-B2-1-DR-A-08-0119	Hawkins Brown
Proposed B2 - Ground Floor Plan	UBS-HBA-B2-00-DR-A-08-0120	Hawkins Brown
Proposed B2 - First Floor Plan	UBS-HBA-B2-01-DR-A-08-0121	Hawkins Brown
Proposed B2 - Second Floor Plan	UBS-HBA-B2-02-DR-A-08-0122	Hawkins Brown
Proposed B2 - Third Floor Plan	UBS-HBA-B2-03-DR-A-08-0123	Hawkins Brown
Proposed B2 - Fourth Floor Plan	UBS-HBA-B2-04-DR-A-08-0124	Hawkins Brown
Proposed B2 - Fifth Floor Plan	UBS-HBA-B2-05-DR-A-08-0125	Hawkins Brown
Proposed B2 - Sixth Floor Plan	UBS-HBA-B2-06-DR-A-08-0126	Hawkins Brown
Proposed B2 - Seventh Floor Plan	UBS-HBA-B2-07-DR-A-08-0127	Hawkins Brown

Proposed B2 - Plant Level Plan	UBS-HBA-B2-08-DR-A-08-0128	Hawkins Brown
Proposed B2 - Roof Plan	UBS-HBA-B2-10-DR-A-08-0129	Hawkins Brown
Proposed B2 - Mezzanine Floor Plan	UBS-HBA-B2-00-DR-A-08-0130	Hawkins Brown
Proposed B3 - Ground Floor Plan	UBS-HBA-B3-00-DR-A-08-0140	Hawkins Brown
Proposed B3 - First Floor Plan	UBS-HBA-B3-01-DR-A-08-0141	Hawkins Brown
Proposed B3 - Second Floor Plan	UBS-HBA-B3-02-DR-A-08-0142	Hawkins Brown
Proposed B3 - Third Floor Plan	UBS-HBA-B3-03-DR-A-08-0143	Hawkins Brown
Proposed B3 - Fourth Floor Plan	UBS-HBA-B3-04-DR-A-08-0144	Hawkins Brown
Proposed B3 - Fifth Floor Plan	UBS-HBA-B3-05-DR-A-08-0145	Hawkins Brown
Proposed B3 - Plant Level Plan	UBS-HBA-B3-06-DR-A-08-0146	Hawkins Brown
Proposed B3 - Roof Plan	UBS-HBA-B3-08-DR-A-08-0147	Hawkins Brown
Proposed B3 - Mezzanine Floor Plan	UBS-HBA-B3-00-DR-A-08-0148	Hawkins Brown
Proposed B1 - North Elevation	UBS-HBA-B1-XX-DR-A-08-0210	Hawkins Brown
Proposed B1 - East Elevation	UBS-HBA-B1-XX-DR-A-08-0211	Hawkins Brown
Proposed B1 - South Elevation	UBS-HBA-B1-XX-DR-A-08-0212	Hawkins Brown
Proposed B1 - West Elevation	UBS-HBA-B1-XX-DR-A-08-0213	Hawkins Brown
Proposed B2 - North Elevation	UBS-HBA-B2-XX-DR-A-08-0220	Hawkins Brown
Proposed B2 - East Elevation	UBS-HBA-B2-XX-DR-A-08-0221	Hawkins Brown
Proposed B2 - South Elevation	UBS-HBA-B2-XX-DR-A-08-0222	Hawkins Brown
Proposed B2 - West Elevation	UBS-HBA-B2-XX-DR-A-08-0223	Hawkins Brown
Proposed B3 - North Elevation	UBS-HBA-B3-XX-DR-A-08-0230	Hawkins Brown
Proposed B3 - East Elevation	UBS-HBA-B3-XX-DR-A-08-0231	Hawkins Brown

Proposed B3 - South Elevation	UBS-HBA-B3-XX-DR-A-08-0232	Hawkins Brown
Proposed B3 - West Elevation	UBS-HBA-B3-XX-DR-A-08-0233	Hawkins Brown
Proposed B1 - Section AA	UBS-HBA-B1-ZZ-DR-A-08-0300	Hawkins Brown
Proposed B1 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0301	Hawkins Brown
Proposed B2 - Section AA	UBS-HBA-B2-ZZ-DR-A-08-0320	Hawkins Brown
Proposed B2 - Section BB	UBS-HBA-B2-ZZ-DR-A-08-0321	Hawkins Brown
Proposed B3 - Section AA	UBS-HBA-B3-ZZ-DR-A-08-0340	Hawkins Brown
Proposed B3 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0341	Hawkins Brown
Proposed B1 - Bay Study - Ground Floor	UBS-HBA-B1-XX-DR-A-08-0411	Hawkins Brown
Proposed B1 - Bay Study - Upper Floors	UBS-HBA-B1-XX-DR-A-08-0412	Hawkins Brown
Proposed B1 - Bay Study - Plant Screen	UBS-HBA-B1-XX-DR-A-08-0413	Hawkins Brown
Proposed B2 - Bay Study - Ground Floor	UBS-HBA-B2-XX-DR-A-08-0421	Hawkins Brown
Proposed B2 - Bay Study - Upper Floors	UBS-HBA-B2-XX-DR-A-08-0422	Hawkins Brown
Proposed B2 - Bay Study - Plant Screen	UBS-HBA-B2-XX-DR-A-08-0423	Hawkins Brown
Proposed B3 - Bay Study - Ground Floor	UBS-HBA-B3-XX-DR-A-08-0431	Hawkins Brown
Proposed B3 - Bay Study - Upper Floors	UBS-HBA-B3-XX-DR-A-08-0432	Hawkins Brown
Proposed B3 - Bay Study - Plant Screen	UBS-HBA-B3-XX-DR-A-08-0433	Hawkins Brown
Proposed Illustrative Masterplan - Site Location Plan	UBS-HBA-SW-00-DR-A-08-1000	Hawkins Brown
Proposed Illustrative Masterplan - Site Plan	UBS-HBA-SW-00-DR-A-08-1005	Hawkins Brown
Proposed Illustrative Masterplan - Ground Floor Plan	UBS-HBA-SW-00-DR-A-08-1100	Hawkins Brown

Proposed Illustrative Masterplan - Typical Floor Plan	UBS-HBA-SW-03-DR-A-08-1101	Hawkins Brown
Proposed Illustrative Masterplan - Roof Plan	UBS-HBA-SW-XX-DR-A-08-1102	Hawkins Brown
Proposed Illustrative Masterplan - North Elevation	UBS-HBA-SW-XX-DR-A-08-1200	Hawkins Brown
Proposed Illustrative Masterplan - East Elevation	UBS-HBA-SW-XX-DR-A-08-1201	Hawkins Brown
Proposed Illustrative Masterplan - South Elevation	UBS-HBA-SW-XX-DR-A-08-1202	Hawkins Brown
Proposed Illustrative Masterplan - West Elevation	UBS-HBA-SW-XX-DR-A-08-1203	Hawkins Brown
Proposed Illustrative Masterplan Section AA	UBS-HBA-SW-ZZ-DR-A-08-1300	Hawkins Brown
Masterplan PBSA Site Plan Ground Floor	10450-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh
Masterplan PBSA Site Plan Typical Floor	10450-SHP-Z0-A-B5D8-G100-PL-TY-001	SimpsonHaugh
Masterplan PBSA Site Plan Roof	10450-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh
A1/ A2 General Arrangement Basement	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001	SimpsonHaugh
A1/ A2 General Arrangement Ground Floor	10450-SHP-ZZ-A-B5D8-G200-PL-00-001	SimpsonHaugh
A1/ A2 General Arrangement Level 1	10450-SHP-ZZ-A-B5D8-G200-PL-01-001	SimpsonHaugh
A1/ A2 General Arrangement Typical Levels 02-13 (02 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001	SimpsonHaugh
A1/ A2 General Arrangement Level 14	10450-SHP-ZZ-A-B5D8-G200-PL-14-001	SimpsonHaugh
A1/ A2 General Arrangement Level 15	10450-SHP-ZZ-A-B5D8-G200-PL-15-001	SimpsonHaugh
A1/ A2 General Arrangement Level 16	10450-SHP-ZZ-A-B5D8-G200-PL-16-001	SimpsonHaugh
A1/ A2 General Arrangement Typical Levels 17-22 (17 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002	SimpsonHaugh
A1/ A2 General Arrangement Typical Levels 23-25 (23 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003	SimpsonHaugh
A1/ A2 General Arrangement Level 26	10450-SHP-ZZ-A-B5D8-G200-PL-26-001	SimpsonHaugh

A1/ A2 General Arrangement Level 27	10450-SHP-ZZ-A-B5D8-G200-PL-27-001	SimpsonHaugh
A1/ A2 General Arrangement Level 28	10450-SHP-ZZ-A-B5D8-G200-PL-28-001	SimpsonHaugh
A1/ A2 General Arrangement Typical Levels 29-35 (29 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004	SimpsonHaugh
A1/ A2 General Arrangement Level 36	10450-SHP-ZZ-A-B5D8-G200-PL-36-001	SimpsonHaugh
A1/ A2 General Arrangement Level 37	10450-SHP-ZZ-A-B5D8-G200-PL-37-001	SimpsonHaugh
A1/ A2 General Arrangement Level 38	10450-SHP-ZZ-A-B5D8-G200-PL-38-001	SimpsonHaugh
A1/ A2 General Arrangement Level 39	10450-SHP-ZZ-A-B5D8-G200-PL-39-001	SimpsonHaugh
A1/ A2 General Arrangement Level 40	10450-SHP-ZZ-A-B5D8-G200-PL-40-001	SimpsonHaugh
A1/ A2 General Arrangement Roof	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001	SimpsonHaugh
A3 General Arrangement Ground Floor	10450-SHP-A3-A-B5D8-G200-PL-00-001	SimpsonHaugh
A3 General Arrangement Level 01	10450-SHP-A3-A-B5D8-G200-PL-01-001	SimpsonHaugh
A3 General Arrangement Typical Levels 02-11	10450-SHP-A3-A-B5D8-G200-PL-TY-001	SimpsonHaugh
A3 General Arrangement Roof Level	10450-SHP-A3-A-B5D8-G200-PL-RF-001	SimpsonHaugh
General Arrangement Site Section AA	10450-SHP-Z0-A-B5D8-G200-SE-AA-001	SimpsonHaugh
General Arrangement Site Section BB, CC, and DD	10450-SHP-Z0-A-B5D8-G200-SE-XX-001	SimpsonHaugh
General Arrangement Elevation Kincardine Road	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	SimpsonHaugh
General Arrangement Elevation Upper Brook Street	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	SimpsonHaugh
General Arrangement Elevation Grosvenor Road and South Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	SimpsonHaugh
General Arrangement Elevation A3 North and South Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	SimpsonHaugh
A1/A2 Façade Detail Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001	SimpsonHaugh

A1/A2 Façade Detail Gable Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002	SimpsonHaugh
A1/A2 Façade Detail Ground Floor	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003	SimpsonHaugh
A1/A2 Façade Detail Main Entrance	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004	SimpsonHaugh
A1/A2 Façade Detail A1 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005	SimpsonHaugh
A1/A2 Façade Detail A2 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006	SimpsonHaugh
A3 Façade Detail Typical	10450-SHP-A3-A-B5D8-G251-DE-XX-001	SimpsonHaugh
A3 Façade Detail Ground Floor	10450-SHP-A3-A-B5D8-G251-DE-XX-002	SimpsonHaugh
A3 Façade Detail Main Entrance	10450-SHP-A3-A-B5D8-G251-DE-XX-003	SimpsonHaugh
A3 Façade Detail Parapet	10450-SHP-A3-A-B5D8-G251-DE-XX-004	SimpsonHaugh
Illustrative Landscape Masterplan	0983-RFM-XX-00-DR-L-0001	Re-form
Landscape GA 1 of 2	0983-RFM-XX-00-DR-L-0002	Re-form
Landscape GA 2 of 2	0983-RFM-XX-00-DR-L-0003	Re-form
Illustrative Roof Level Masterplan	0983-RFM-XX-RF-DR-L-0004	Re-form
Illustrative Landscape Sections 1 of 2	0983-RFM-XX-00-DR-L-0005	Re-form
Illustrative Landscape Sections 2 of 2	0983-RFM-XX-00-DR-L-0006	Re-form
Planting Strategy 1 of 3	0983-RFM-XX-XX-DR-L-0007	Re-form
Planting Strategy 2 of 3	0983-RFM-XX-XX-DR-L-0008	Re-form
Planting Strategy 3 of 3	0983-RFM-XX-XX-DR-L-0009	Re-form
Illustrative Landscape Sections 3 of 4	0983-RFM-XX-00-DR-L-0010	Re-form
Illustrative Landscape Sections 4 of 4	0983-RFM-XX-00-DR-L-0011	Re-form
Reports		
Design and Access Statement	June 2023	Hawkins Brown, SimpsonHaugh and Re-form
Supporting Planning Statement	June 2023	Avison Young
Tall Building Statement	June 2023	Avison Young
Statement of Community Involvement	June 2023	Avison Young
Community Benefit Statement	June 2023	Avison Young

Environment Statement (Chapters Detailed Below)	June 2023	Egniol
Acoustic Survey	June 2023	Hann Tucker
Air Quality Assessment	June 2023	Redmore Environmental
Arboricultural Impact Assessment	June 2023	Bowland Tree Consultancy
Archaeological Assessment	June 2023	Salford Archaeology
Broadband Connectivity Assessment	June 2023	Gtech Surveys
BNG Assessment	June 2023	Penny Anderson Associates
Circular Economy Statement	June 2023	CC Certified
Construction Management Plan	June 2023	PAG/ Moda Living
Crime Impact Statement	June 2023	GMP
Ecology Appraisal	June 2023	Penny Anderson Associates
Environmental Standards Statement (Life Science)	June 2023	KJ Tait
Environmental Standards Statement (PBSA)	June 2023	Ridge and Partners
Fire Strategy/ Safety Assessment	June 2023	DFC
Flood Risk Assessment and Drainage Strategy	June 2023	WSP
Local Labour Agreement	June 2023	Avison Young
PBSA Management Strategy	June 2023	Moda Living
PBSA Accommodation Schedule	June 2023/ 10450-SHP-Z0-A-B5D8-F900-SC-XX-001	SimpsonHaugh
Site Investigation Report (Phase I)	June 2023	ROC
Student Need Assessment	June 2023	Knight Frank
Transport Statement (ES Chapter 8 Appendix) (including PBSA Waste Management Strategy)	June 2023	Focus Transport Planning
Travel Plan (ES Chapter 8 Appendix)	June 2023	Focus Transport Planning
TV and Radio Reception Study	June 2023	GTech Surveys
Utilities Statement (PBSA)	June 2023	Ridge and Partners
Utilities Statement (Life Science)	June 2023	KJ Tait
Viability Assessment	June 2023	Avison Young
Waste Management Strategy (PBSA)	June 2023	Curtins

Waste Management Proforma (Life Science)	June 2023	Hawkins Brown
Environment Statement Chapters		
Chapter 6- Townscape and Visual Impact Assessment	June 2023	Re-form
Chapter 7- Built Heritage	June 2023	Turley
Chapter 8- Transport	June 2023	Focus Transport Planning
Chapter 9- Socioeconomic Assessment	June 2023	Brookdale
Chapter 10- Daylight, Sunlight and Overshadowing	June 2023	Proximity
Chapter 11- Wind	June 2023	GIA
Chapter 12- Climate Change	June 2023	BWB