

Our Ref: 04C101250
Your Ref: PP-12094149

20 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- McLaren/ Kadans, Manchester

On behalf of our client, McLaren Property Limited and Kadans Science Partner, please find enclosed a planning application for the following development:

"Full planning permission for the demolition of existing buildings and erection of a single 6 to 9 storey block for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a café/bar (Use Class E (b)), and a single 9 to 23 storey block to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 737 bedrooms in total and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works."

At: Land between Upper Brook Street, Kincardine Road, and Cottenham Street ('the site') (also known as 'Upper Brook Street Masterplan- McLaren/ Kadans').

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.

The planning application fee of £105,861.00 (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,

Vanessa Rowell
Associate

For and on behalf of Avison Young (UK) Limited

Document	Reference/ Date	Author
Admin		
Application Form	PP-12094149	Avison Young
Application Fee	Via Planning Portal	McLaren Property
Covering Letter	June 2023	Avison Young
Plans		
General Arrangement PBSA Ground Floor Plan	UBS-SRA-SA-00-DR-A-02-600 P01	Sheppard Robson
General Arrangement PBSA First Floor Plan	UBS-SRA-SA-01-DR-A-02-601 P01	Sheppard Robson
General Arrangement Second Floor Plan	UBS-SRA-SA-02-DR-A-02-602 P01	Sheppard Robson
General Arrangement Eighth Floor Plan	UBS-SRA-SA-08-DR-A-02-604 P01	Sheppard Robson
General Arrangement PBSA Twenty-Second Floor Plan	UBS-SRA-SA-22-DR-A-02-608 P01	Sheppard Robson
General Arrangement PBSA Roof Plan	UBS-SRA-SA-R1-DR-A-02-609 P01	Sheppard Robson
External Envelope PBSA - Typical Bay Study - Kincardine Block	UBS-SRA-SA-XX-DR-A-02-420 P01	Sheppard Robson
External Envelope PBSA - Typical Bay Study - Upper Brook Street Block	UBS-SRA-SA-XX-DR-A-02-421 P01	Sheppard Robson
External Envelope PBSA - Typical Bay Study - Ground Floor Entrance	UBS-SRA-SA-XX-DR-A-02-422 P01	Sheppard Robson
External Envelope PBSA - Typical Bay Study - Ground Floor BOH	UBS-SRA-SA-XX-DR-A-02-423 P01	Sheppard Robson
General Arrangement Third to Seventh Floor Plan	UBS-SRA-SA-ZZ-DR-A-02-603 P01	Sheppard Robson
General Arrangement PBSA Typical Ninth to Sixteenth Floor Plan	UBS-SRA-SA-ZZ-DR-A-02-605 P01	Sheppard Robson
General Arrangement PBSA Typical Seventeenth to Eighteenth Floor Plan	UBS-SRA-SA-ZZ-DR-A-02-606 P01	Sheppard Robson
General Arrangement PBSA Typical Nineteenth to Twenty-First Floor Plan	UBS-SRA-SA-ZZ-DR-A-02-607 P01	Sheppard Robson
General Arrangement - Sci-Tech Building Ground Floor Plan	UBS-SRA-ST-00-DR-A-02-500 P01	Sheppard Robson
General Arrangement - Sci-Tech Building First Floor Plan	UBS-SRA-ST-01-DR-A-02-501 P01	Sheppard Robson
General Arrangement - Life Sciences Second Floor Plan	UBS-SRA-ST-02-DR-A-02-502 P01	Sheppard Robson
General Arrangement - Life Sciences Third Floor Plan	UBS-SRA-ST-03-DR-A-02-503 P01	Sheppard Robson

General Arrangement - Life Sciences Fourth Floor Plan	UBS-SRA-ST-04-DR-A-02-504 P01	Sheppard Robson
General Arrangement - Life Sciences Fifth Floor Plan	UBS-SRA-ST-05-DR-A-02-505 P01	Sheppard Robson
General Arrangement - Life Sciences Sixth Floor Plan	UBS-SRA-ST-06-DR-A-02-506 P01	Sheppard Robson
General Arrangement - Life Sciences Seventh Floor Plan	UBS-SRA-ST-07-DR-A-02-507 P01	Sheppard Robson
General Arrangement - Life Sciences Eighth Floor Plan	UBS-SRA-ST-08-DR-A-02-508 P01	Sheppard Robson
External Envelope Sci-Tech South East Bay Study	UBS-SRA-ST-EE-DR-A-02-401 P01	Sheppard Robson
External Envelope Sci-Tech North East Bay Study	UBS-SRA-ST-EN-DR-A-02-400 P01	Sheppard Robson
External Envelope Sci-Tech South West Bay Study	UBS-SRA-ST-ES-DR-A-02-402 P01	Sheppard Robson
External Envelope Sci-Tech North West Bay Study	UBS-SRA-ST-EW-DR-A-02-403 P01	Sheppard Robson
General Arrangement - Sci-Tech Building Roof Plan	UBS-SRA-ST-R1-DR-A-02-509 P01	Sheppard Robson
Location Plan	UBS-SRA-ZZ-00-DR-A-02-000 P01	Sheppard Robson
Site Plan - Existing	UBS-SRA-ZZ-00-DR-A-02-001 P01	Sheppard Robson
Site Plan - Proposed	UBS-SRA-ZZ-00-DR-A-02-002 P01	Sheppard Robson
Demolition Plan	UBS-SRA-ZZ-00-DR-A-02-010 P01	Sheppard Robson
Combined General Arrangement Ground Floor and Public Realm Plan	UBS-SRA-ZZ-00-DR-A-02-100 P01	Sheppard Robson
Combined General Arrangement First Floor Plan	UBS-SRA-ZZ-01-DR-A-02-101 P01	Sheppard Robson
Site Elevations Existing - Cottenham Street: South East	UBS-SRA-ZZ-EE-DR-A-02-302 P01	Sheppard Robson
Site Elevations Existing - Thorburn Walk: North West	UBS-SRA-ZZ-EE-DR-A-02-305 P01	Sheppard Robson
Site Elevation Proposed - Cottenham Street: South East	UBS-SRA-ZZ-EE-DR-A-02-308 P01	Sheppard Robson
Site Elevation Proposed - Thorburn Walk: South East	UBS-SRA-ZZ-EE-DR-A-02-310 P01	Sheppard Robson
Site Elevations Existing - Kincardine Road: North East	UBS-SRA-ZZ-EN-DR-A-02-300 P01	Sheppard Robson
Site Elevation Proposed - Kincardine Road: North East	UBS-SRA-ZZ-EN-DR-A-02-306 P01	Sheppard Robson
Site Elevation Existing - Upper Brook Street: South West	UBS-SRA-ZZ-ES-DR-A-02-301 P01	Sheppard Robson
Site Elevation Proposed - Upper Brook Street: South West	UBS-SRA-ZZ-ES-DR-A-02-307 P01	Sheppard Robson
Site Elevations Existing - North West	UBS-SRA-ZZ-EW-DR-A-02-303 P01	Sheppard Robson
Site Elevations Existing - Thorburn Walk: South East	UBS-SRA-ZZ-EW-DR-A-02-304 P01	Sheppard Robson
Site Elevation Proposed - North West	UBS-SRA-ZZ-EW-DR-A-02-309 P01	Sheppard Robson

Site Elevation Proposed - Thorburn Walk: North West	UBS-SRA-ZZ-EW-DR-A-02-311 P01	Sheppard Robson
Combined General Arrangement Cross Section BB	UBS-SRA-ZZ-SE-DR-A-02-321 P01	Sheppard Robson
Combined General Arrangement Cross Section AA	UBS-SRA-ZZ-SE-DR-A-02-320 P01	Sheppard Robson
Combined General Arrangement Long Section CC	UBS-SRA-ZZ-SN-DR-A-02-322 P01	Sheppard Robson
Combined General Arrangement Long Section DD	UBS-SRA-ZZ-SS-DR-A-02-323 P01	Sheppard Robson
Combined General Arrangement Typical Lower Level Plan	UBS-SRA-ZZ-ZZ-DR-A-02-102 P01	Sheppard Robson
Combined General Arrangement Typical Upper Level Plan	UBS-SRA-ZZ-ZZ-DR-A-02-103 P01	Sheppard Robson
Combined General Arrangement Roof Level Plan	UBS-SRA-ZZ-ZZ-DR-A-02-104 P01	Sheppard Robson
Landscape General Arrangement	0967-RFM-XX-00-DR-L-0001-P02	Re-form
Landscape Illustrative Plan	0967-RFM-XX-00-DR-L-0002-P04	Re-form
Landscape Sections	0967-RFM-XX-00-DR-L-0003-P02	Re-form
Landscape Sections	0967-RFM-XX-00-DR-L-0004-P02	Re-form
Planting Strategy	0967-RFM-XX-00-DR-L-0005-P02	Re-form
Roof Terrace Level 01	0967-RFM-XX-00-DR-L-0006-P02	Re-form
Roof Terrace Illustrative Plan	0967-RFM-XX-00-DR-L-0007-P02	Re-form
Reports		
Design and Access Statement	June 2023	Sheppard Robson
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
Student Need Assessment	June 2023	Cushman and Wakefield
Transport Statement (ES Chapter 11 Appendix)	June 2023	Civic Engineers
Travel Plan (ES Chapter 11 Appendix)	June 2023	Civic Engineers
Flood Risk and Drainage Assessment (PBSA)	June 2023	Civic Engineers
Flood Risk and Drainage Assessment (Sci-Tech)	June 2023	HRD
Environment Statement (Chapters Detailed Below)	June 2023	Avison Young
Site Investigation Report	June 2023	A2 Site Investigation
Air Quality Assessment	June 2023	BWB
Energy Statement (PBSA)	June 2023	Cundall
Energy Statement (Sci-Tech)	June 2023	Wallace Whittle
Circular Economy Statement	June 2023	BWB
Fire Statement	June 2023	Cundall
Utilities Statement (PBSA)	June 2023	Civic Engineers
Utilities Statement (Kadans)	June 2023	HDR
CEMP	June 2023	Roberts Planning Services

Crime Impact Assessment	June 2023	Greater Manchester Police
Acoustic Assessment	June 2023	Cundall
Archaeology Assessment	June 2023	Salford Archaeology
Ecology Assessment	June 2023	Brooks Ecological
BNG Assessment	June 2023	Brooks Ecological
Arboricultural Survey	June 2023	Arbtech
TV and Radio Reception Impact Assessment	June 2023	GTech Surveys
Broadband Connectivity Assessment	June 2023	GTech Surveys
Viability Assessment	June 2023	Avison Young
Environment Statement Chapters		
Chapter 6: Townscape, Heritage and Visual Impact	June 2023	Donald Insall Associates
Chapter 7: Socioeconomics	June 2023	Brookdale
Chapter 8: Wind Microclimate	June 2023	Wilde Analysis
Chapter 9: Daylight, Sunlight and Overshadowing	June 2023	GIA
Chapter 10: Climate Change	June 2023	Cundall
Chapter 11: Transportation	June 2023	Civic Engineers