

16 June 2023

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Phoenix Ironworks, Ancoats, Manchester - Application for Full Planning Permission, and for relevant demolition of an unlisted building in a conservation area

Please find enclosed an application for relevant demolition of an unlisted building within a Conservation Area and for full Planning Permission for a new residential-led development submitted by Manchester Life Development Company 3 Ltd (the Applicant).

The application site relates to brownfield land of approximately 0.79 hectares, which is currently comprised of hardstanding and warehouses. The site is bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west and is currently accessed from Jersey Street.

The site is located within the Ancoats and New Islington Area. The regeneration and development that has taken place in the area so far has been guided by the Ancoats and New Islington Development Framework, which was originally endorsed by Manchester City Council in October 2014. In July 2020, Manchester City Council's Executive endorsed a refreshed Neighbourhood Development Framework (NDF) which focused on the Poland Street Zone in Ancoats (within which the site is located). The NDF was prepared to guide future development to preserve the character of the area whilst meeting future housing, sustainability and community needs.

The 2020 NDF states that the Poland Street Zone will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice. It will be a low car use area with high levels of cycle parking. In March 2022, a further addendum to the Poland Street Zone NDF was endorsed by Manchester City Council with a focus on public realm strategy and delivery. The Public Realm Strategy supports the rebalancing of movement towards active travel and the extension of green character to streets and spaces.

Proposed Development

This submission proposes the demolition of existing structures on site and the erection of a residential led development of 256 new homes, ground floor commercial floorspace, four disabled access car parking spaces, cycle parking provision and ancillary amenity space within a building ranging from 5-10 storeys. Parking provision for residents will be provided at the nearby Ancoats Mobility Hub (application ref. 130627/FO/2021) where 70 spaces will be allocated.

The description of development as set out in the enclosed Application Form is as follows:

Application for Full Planning Permission for demolition of existing structures and the erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works.

Application Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

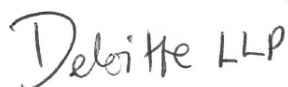
Document Title	Prepared by
Application Forms and Ownership Certificates, Notices	Deloitte LLP
Site Location Plan	CRTKL
Accommodation Schedule	CRTKL
Full suite of existing and proposed plans, sections and elevations	CRTKL
Planning Statement including Green and Blue Infrastructure Statement	Deloitte LLP
Design and Access Statement (Including Waste Management Strategy)	CRTKL
Heritage Statement	KM Heritage
Archaeological Desk Based Assessment	Salford Archaeology
Flood Risk and Drainage Strategy	Curtins
Environmental Standards Statement	Buro Happold
Sustainability Statement	MLDC/Buro Happold
Statement of Consultation	Deloitte
Noise Assessment	Sandy Brown

Document Title	Prepared by
Air Quality Report	Hoare Lea
Ground Conditions – Land Contamination / Stability Report	Curtins / E3P
Ecological Assessment	The Environmental Partnership Ltd
Biodiversity Net Gain Assessment	The Environmental Partnership Ltd
Transport Statement	Curtins
Travel Plan Framework	Curtins
Framework Construction Management Plan	MLDC
Local Labour Agreement: Statement of Intent	MLDC
Crime Impact Statement	GMP
Ventilation Strategy	Buro Happold
Daylight / Sunlight Assessment	GIA
TV Reception Survey and Broadband Connectivity Assessment	GTech Surveys Ltd
Residential Management Strategy	MLDC
Fire Statement	Hoare Lea
Viability Statement	Savills

Payment of the planning application fee in the sum of £60,591 has been made directly to MCC by the Applicant (ref: PP- 12229918). We would be grateful if you could please confirm receipt of this fee.

We look forward to receiving your confirmation that the application has been received and validated. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me or my colleagues, Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Hannah Graham (0161 455 8091 / hannahgraham@deloitte.co.uk).

Yours sincerely



Deloitte LLP
Encs: