

Our Ref: 04C100756
Your Ref: PP-12049488

21 April 2023

Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester, M60 2LA

Dear Jennifer,

FULL PLANNING APPLICATION (REF: PP-12049488) FOR RESIDENTIAL DEVELOPMENT AT PLOTS NT02-NT04, NEW TOWN NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER

Avison Young has been instructed by Northern Gateway (FEC) No.11 Limited ('FEC') to submit a detailed planning application at land to the south of Dantzic Street and Dalton Street, to the east of Victoria Riverside and the north of railway lines ('the Site'). The description of development is:

'Full planning application proposing the demolition of existing buildings and structures and erection of a phased residential led mixed use development comprising residential (use class C3 and C2), flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residential amenity space including within a clubhouse building, with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works.'

As agreed during pre-application discussions, the planning application (Planning Portal Ref: PP-12049488) is supported by a comprehensive suite of plans and documents for approval which are listed on the enclosed application supporting document schedule.

The application fee of £244,813.20 (inclusive of planning portal service charge) has been paid by FEC to the planning portal.

I trust the enclosed is satisfactory for the Council to enable a swift validation of the application. Should you require anything further or which to discuss the application then please do not hesitate to contact me.

Yours sincerely

Ed Harvey
Associate Director

For and on behalf of Avison Young (UK) Limited

Schedule of Supporting Documents and Drawings

Document	Date	Author
Covering Letter	April 2023	Avison Young
Application form, relevant land ownership certificate (duly signed) and relevant planning application fee	April 2023	Avison Young
Design and Access Statement, including: - Landscape section - Refuse Management Strategy - External Lighting Plan	April 2023	Hawkins Brown, Maccreanor Lavington, Schulze+Grassov, OP-EN, and WSP
Planning Statement, including: - Social Infrastructure Assessment; - Green and Blue Infrastructure Statement; - Development specification; and, - Section 106 Draft Heads of Terms	April 2023	Avison Young
Biodiversity Net Gain Assessment	April 2023	TEP
Broadband Connectivity Assessment	March 2023	G-Tech
Crime Impact Statement	April 2023	GMP
Environmental Standards Statement	April 2023	WSP
Environment Statement (chapters detailed below)	April 2023	Avison Young
Financial Viability Assessment	April 2023	Savills
Fire Strategy Statements	April 2023	Hoare Lea
Local Labour Agreement Form	April 2023	Avison Young
Statement of Community Involvement	April 2023	Counter Context
Sustainability Strategy	April 2023	WSP
Tall Building Statement	April 2023	Avison Young
TV Reception Statement	March 2023	G-Tech
Utilities Statement	April 2023	WSP

Environment Statement Chapters	Date	Autor
Townscape and Visual Impact (Chapter 6)	April 2023	OPEN
Ecology and Nature Conservation (Chapter 7), including: - Arboricultural Impact Assessment	April 2023	TEP
Cultural Heritage (Chapter 8)	April 2023	WSP
Ground Conditions (Chapter 9)	April 2023	WSP
Flood Risk and Drainage (Chapter 10)	April 2023	WSP
Transport and Access (Chapter 11)	April 2023	WSP
Air Quality and Dust (Chapter 12)	April 2023	WSP
Noise and Vibration (Chapter 13)	April 2023	WSP
Daylight, Sunlight and Overshadowing (Chapter 14)	April 2023	WSP
Wind Microclimate (Chapter 15)	April 2023	WSP
Socio-Economics (Chapter 16)	April 2023	WSP
Health and Wellbeing (Chapter 17)	April 2023	WSP
Drawings	Reference	Author
Site Wide Plans		
Sitewide Existing Location Plan	00010001	Maccreanor Lavington Architects
Sitewide Existing Site Plan	00110001	Maccreanor Lavington Architects
Sitewide Existing Site Sections	00120001	Maccreanor Lavington Architects
Sitewide Existing Site Elevations 1	00130001	Maccreanor Lavington Architects
Sitewide Existing Site Elevations 2	00130002	Maccreanor Lavington Architects
Sitewide Proposed Site Plan	01110000	Maccreanor Lavington Architects
Proposed Demolition Plan	01140000	Maccreanor Lavington Architects

Plots NT02 and NT03		
Lower Ground Floor GA Plan	RDB-HBA-2X-LG-DR-AR-200098	Hawkins Brown
Intermediate Floor GA Plan	RDB-HBA-2X-IT-DR-AR-200099	Hawkins Brown
Upper Ground Floor GA Plan	RDB-HBA-2X-UG-DR-AR-200100	Hawkins Brown
Level 01 Floor Plan	RDB-HBA-2X-01-DR-AR-200101	Hawkins Brown
Level 02 Floor Plan	RDB-HBA-2X-02-DR-AR-200102	Hawkins Brown
Level 03 Floor Plan	RDB-HBA-2X-03-DR-AR-200103	Hawkins Brown
Level 04 Floor Plan	RDB-HBA-2X-04-DR-AR-200104	Hawkins Brown
Level 05-06 Floor Plan	RDB-HBA-2X-05-DR-AR-200105	Hawkins Brown
Level 07 Floor Plan	RDB-HBA-2X-07-DR-AR-200107	Hawkins Brown
Level 08-18 Floor Plan	RDB-HBA-2X-08-DR-AR-200108	Hawkins Brown
Level 19-27 Floor Plan	RDB-HBA-2X-09-DR-AR-200119	Hawkins Brown
Level 28-29 Floor Plan	RDB-HBA-2X-28-DR-AR-200128	Hawkins Brown
Level 30 Floor Plan	RDB-HBA-2X-30-DR-AR-200130	Hawkins Brown
Level 31-32 Floor Plan	RDB-HBA-2X-31-DR-AR-200131	Hawkins Brown
Roof Plan	RDB-HBA-2X-RF-DR-AR-200133	Hawkins Brown
GA Section AA	RDB-HBA-2B-ZZ-DR-AR-200310	Hawkins Brown
GA Section BB	RDB-HBA-2C-ZZ-DR-AR-200311	Hawkins Brown
GA Section CC	RDB-HBA-2C-ZZ-DR-AR-200312	Hawkins Brown
GA Section DD	RDB-HBA-2X-ZZ-DR-AR-200313	Hawkins Brown
GA Section EE	RDB-HBA-2X-ZZ-DR-AR-200314	Hawkins Brown

Dantzic Street	RDB-HBA-2X-ZZ-DR-AR-200200	Hawkins Brown
Viaduct	RDB-HBA-2X-ZZ-DR-AR-200201	Hawkins Brown
Travis Square	RDB-HBA-2X-ZZ-DR-AR-200202	Hawkins Brown
Victoria Riverside	RDB-HBA-2X-ZZ-DR-AR-200204	Hawkins Brown
Dulwich Street - facing Tower 1	RDB-HBA-2X-ZZ-DR-AR-200205	Hawkins Brown
Dulwich Street - facing Tower 2	RDB-HBA-2X-ZZ-DR-AR-200206	Hawkins Brown
Clubhouse Elevations	RDB-HBA-2X-ZZ-DR-AR-200210	Hawkins Brown
Tower 1 North and East	RDB-HBA-2X-ZZ-DR-AR-200211	Hawkins Brown
Tower 1 West and South	RDB-HBA-2X-ZZ-DR-AR-200212	Hawkins Brown
Tower 2 North and East	RDB-HBA-2X-ZZ-DR-AR-200213	Hawkins Brown
Tower 2 West and South	RDB-HBA-2X-ZZ-DR-AR-200220	Hawkins Brown
Tower 3 North and East	RDB-HBA-2X-ZZ-DR-AR-200221	Hawkins Brown
Tower 3 West and South	RDB-HBA-2X-ZZ-DR-AR-200222	Hawkins Brown
Midrise 3 North and East	RDB-HBA-2X-ZZ-DR-AR-200223	Hawkins Brown
Midrise 3 West and South	RDB-HBA-2X-ZZ-DR-AR-200230	Hawkins Brown
Tower 1 Base	RDB-HBA-2B-ZZ-DR-AR-200250	Hawkins Brown
Tower 1 Crown	RDB-HBA-2X-ZZ-DR-AR-200251	Hawkins Brown
Clubhouse - Lower Levels	RDB-HBA-2B-ZZ-DR-AR-200252	Hawkins Brown
Clubhouse - Upper Levels	RDB-HBA-2B-ZZ-DR-AR-200253	Hawkins Brown
Tower 2 - Base	RDB-HBA-2C-ZZ-DR-AR-200254	Hawkins Brown
Tower 2 - Upper Levels	RDB-HBA-2C-ZZ-DR-AR-200255	Hawkins Brown
Midrise 3- Base	RDB-HBA-2C-ZZ-DR-AR-080256	Hawkins Brown

Midrise 3 - Upper Levels	RDB-HBA-2C-ZZ-DR-AR-200257	Hawkins Brown
Tower 3- Base	RDB-HBA-2C-ZZ-DR-AR-080258	Hawkins Brown
Tower 3- Crown	RDB-HBA-2C-ZZ-DR-AR-080259	Hawkins Brown
Plot NT04		
NT04 Proposed GA Plan - Level 00L (Lower Ground)	01310000	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 00M (Lower Ground_Mezz.)	01310001	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 00U (Upper Ground)	01310002	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 01	01310010	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 02-05 - Typical Lower	01310020	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 06	01310060	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 07-08	01310070	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 09	01310090	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 10	01310100	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 11	01310110	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 12-18 - Typical Upper	01310120	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 19	01310190	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 20-21	01310200	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 22	01310220	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 23	01310230	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 24	01310240	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 25-26	01310250	Maccleanor Lavington Architects
NT04 Proposed GA Plan - Level 27	01310270	Maccleanor Lavington Architects

NT04 Proposed GA Plan - Roof	01310340	Maccleanor Lavington Architects
NT04 Proposed GA Section AA	01321001	Maccleanor Lavington Architects
NT04 Proposed GA Section BB	01321002	Maccleanor Lavington Architects
NT04 Proposed GA Section CC	01321003	Maccleanor Lavington Architects
NT04 Proposed GA Section DD	01321004	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Travis Passage	01331001	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Dantzie Street	01331002	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Dalton Street	01331003	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Dulwich Street	01331004	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Courtyard SE	01331005	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Courtyard NW	01331006	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Courtyard NE	01331007	Maccleanor Lavington Architects
NT04 Proposed GA Elevation Courtyard SW	01331008	Maccleanor Lavington Architects
NT04 Proposed Bay Study 1A Tower Base	01431001	Maccleanor Lavington Architects
NT04 Proposed Bay Study 1B Tower Top	01431002	Maccleanor Lavington Architects
NT04 Proposed Bay Study 2A Dantzie Street Base	01431003	Maccleanor Lavington Architects
NT04 Proposed Bay Study 2B Dantzie Street Top	01431004	Maccleanor Lavington Architects
NT04 Proposed Bay Study 3A Tails and courtyard Base	01431005	Maccleanor Lavington Architects
NT04 Proposed Bay Study 3B Tails and courtyard Top	01431006	Maccleanor Lavington Architects
Landscape Plans		
General Arrangement Combined Site Wide 1:500@A1	RDB-OPN-00-ZZ-DR-LA-210000	OPEN and Schulze & Grassov
General Arrangement Public Realm Site Wide 1:500@A	RDB-OPN-00-00-DR-LA-210001	OPEN and Schulze & Grassov

General Arrangement Launch Pads	RDB-OPN-00-00-DR-LA-210002	OPEN and Schulze & Grassov
Levels Plan Site Wide 1:500@A1	RDB-OPN-00-00-DR-LA-210100	OPEN and Schulze & Grassov
General Arrangement NT02 - 03 Public Realm 1:250@A1	RDB-OPN-2B-00-DR-LA-310000	OPEN and Schulze & Grassov
General Arrangement NT02-03 Courtyard 1:250@A1	RDB-OPN-2B-00-DR-LA-310001	OPEN and Schulze & Grassov
General Arrangement NT02-03 Roof Terrace 1:250@A1	RDB-OPN-2B-ZZ-DR-LA-310002	OPEN and Schulze & Grassov
General Arrangement Public Realm NT04 1:250@A1	RDB-OPN-2D-00-DR-LA-310000	OPEN and Schulze & Grassov
General Arrangement NT04 Courtyard 1:250@A1	RDB-OPN-2D-00-DR-LA-310001	OPEN and Schulze & Grassov
General Arrangement NT04 Roof Terrace 1:250@A1	RDB-OPN-2D-ZZ-DR-LA-310002	OPEN and Schulze & Grassov