

Our Ref: 04C201550JW/EH/RM
Your Ref: 11972052

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Jennifer Atkinson
Manchester City Council
532 Town Hall
Manchester
M60 2LA

Dear Jennifer,

LAND OFF GREAT DUCIE STREET, MANCHESTER – SUBMISSION OF A FULL PLANNING APPLICATION FOR PHASE 2 OF THE CITY CENTRE CAMPUS

On behalf of our client The LTE Group ('the Applicant') please find enclosed a full planning application for Phase 2 of The Manchester College and UCEN Manchester's City Centre Campus, on land off Great Ducie Street, Manchester ('the site').

The description of the development as stated on the planning application form is:

"Erection of new educational facility (Use Class F1(a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works."

The Planning application is accompanied by a comprehensive suite of supporting documents and drawings, the scope of which has been prior agreed with Officers. A submission schedule is enclosed with this letter, including an application drawing list.

Please note the following regarding certain submission documents:

Archaeology – An archaeological desk based assessment covering both the Phase 1 and Phase 2 site areas was submitted with the 2019 planning application (ref: 124995/FO/2019). A written scheme of investigation was subsequently agreed with GMAAS and on-site archaeological works were undertaken and recorded such that the relevant planning condition was discharged. Evidence of this process is submitted with this planning application. As the Phase 2 site was included as part of the 2019 assessment boundary it is not envisaged that any further archaeological investigation is required for Phase 2.

Ground Conditions – The 2019 application (and subsequent condition discharges) was also supported by ground investigations reports which covered both the Phase 1 and Phase 2 site areas, including geo-environmental desk study, ground investigation report, remediation strategy and subsequent completion report. Further detailed site investigations have been undertaken and are submitted specific to the Phase 2 site. This information should be read in the context of the previous reports approved by the LPA as part of the Phase 1 planning process.

The application is submitted electronically through the Planning Portal (Ref: 11972052). A payment of £26,893.20 has been paid directly to the Planning Portal.

I trust that the enclosed information will enable you to validate the submission swiftly. If you have any queries at all, or require any further details from us, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey
Associate Director
Mobile: +44 (0)7831 402681
ed.harvey@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Submission Schedule

Documents/ Reports	Date/ Reference	Consultant
Application Forms	February 2023	AY
Covering Letter	February 2023	AY
Design and Access Statement including: -Servicing Strategy -Landscaping Proposals	CCPH2-BBA-XX-XX-RP-A-0005 March 2023	Bond Bryan
Archaeology details including: -2019 Archaeological DBA -Correspondence with GMAAS agreeing the WSI and signing off subsequent on-site investigations -Decision Notice ref: CDN/20/0765 confirming discharge of archaeology condition	Various	Orion
Biodiversity Impact Assessment and Biodiversity Metric	January 2023	Ascerta
Construction Management Plan	23 February 2023	Willmott Dixon
Circular Economy Statement	January 2023 CCPH2-BDP-XX-XX-RP-Y-0802. Rev. P02	BDP
Crime Impact Statement	March 2023	GMP
Drainage Strategy	7 March 2023	AECOM
Education Statement	February 2023	TMC
Environmental Standards Statement	February 2023 CCPH2-BDP-XX-XX-RP-Y-0801. Rev. P02	BDP
Flood Risk Assessment	16 th March 2023 Rev. 1.1	Ridge
Ground Condition Reports including: -Manchester College Site Completion Report -Static Cone Penetration Test Factual Report (Phase 2) -Borehole information/ data (Phase 2)	Various	LK Group In-Situ Site Investigations
Local Labour Agreement Acceptance Form	March 2023	AY
Planning Statement, including:	March 2023	AY

-Chapter on heritage impacts -Blue and Green Infrastructure Statement -Chapter on adjacent landowner consultation		
Planning Noise Assessment Report	22 nd February 2023. Revision 01	Hoare Lea
Transport Assessment, including: -Travel Plan	March 2023	SK Transport
Ventilation and Extract Planning Statement	14 th February 2023	BDP
Waste Provision Calculation	15 February 2023	Bond Bryan

Drawings		
Site Location Plan	CCPH2-BBA-00-XX-DR-A-1001	Bond Bryan
Ground Floor Campus GA Plan	CCPH2-BBA-ZZ-00-DR-A-2051	Bond Bryan
First Floor Campus GA Plan	CCPH2-BBA-ZZ-01-DR-A-2051	Bond Bryan
Second Floor Campus GA Plan	CCPH2-BBA-ZZ-02-DR-A-2051	Bond Bryan
Third Floor Campus GA Plan	CCPH2-BBA-ZZ-03-DR -A-2051	Bond Bryan
Fourth Floor Campus GA Plan	CCPH2-BBA-ZZ-04-DR-A-2051	Bond Bryan
Roof GA Campus Plan	CCPH2-BBA-ZZ-RF-DR-A-2051	Bond Bryan
Existing Site Plan	CCPH2-BBA-ZZ-XX-DR-A-1002	Bond Bryan
GA Elevation (East) Greenstrip	CCPH2-BBA-ZZ-XX-DR-A-3001	Bond Bryan
GA Elevation (West) Great Ducie Street	CCPH2-BBA-ZZ-XX-DR-A-3002	Bond Bryan
GA Elevation (North) Access Road	CCPH2-BBA-ZZ-XX-DR-A-3003	Bond Bryan
GA Elevation (South) Phase 1	CCPH2-BBA-ZZ-XX-DR-A-3004	Bond Bryan
Existing GA Elevation (East) Greenstrip	CCPH2-BBA-ZZ-XX-DR-A-3101	Bond Bryan
Existing GA Elevation (West) Great Ducie Street	CCPH2-BBA-ZZ-XX-DR-A-3102	Bond Bryan
Existing GA Elevation (North) Access Road	CCPH2-BBA-ZZ-XX-DR-A-3103	Bond Bryan
Façade Study	CCPH2-BBA-ZZ-XX-DR-A-3200	Bond Bryan
Proposed Site GA Plan	CCPH2-BBA-ZZ-ZZ-DR-A-1003	Bond Bryan
GA Section Phase 1	CCPH2-BBA-ZZ-ZZ-DR-A-4301	Bond Bryan
GA Section	CCPH2-BBA-ZZ-ZZ-DR-A-4302	Bond Bryan
Detailed Edge Section B-B	CCPH2-BBA-ZZ-ZZ-DR-A-7052	Bond Bryan

Detailed Edge Section C-C	CCPH2-BBA-ZZ-ZZ-DR-A-7053	Bond Bryan
CGI View 01	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 001_P02	Bond Bryan
CGI View 02	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 002_P02	Bond Bryan
CGI View 03	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 003_P02	Bond Bryan