

Our Ref: 04C201975
Your Ref: PP-11860528

08 February 2023

Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/ Madam

Application for full planning permission for office refurbishment involving minor external alterations at Arthur House, Chorlton Street, Manchester, M1 3FH

On behalf of Custodian Reit PLC ('the Applicant') please find enclosed an application for full planning permission at Arthur House, Chorlton Street, Manchester, M1 3FH.

The description of development is provided below:

"Full planning application for refurbishment of existing office space comprising the installation of new roof terrace with pergola; internal and external refurbishments, including new security fencing, access lobby, installation of solar panels, new gym with associated changing rooms and studio, cycle store, refurbishment of entrance plaza including new signage, new planters, and other associated works"

Submission

This application submission includes:

- This covering letter;
- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- Full set of existing and proposed drawings including;
 - Existing Ground Floor Plan (223-YOU-XX-00-DR-I-0202);
 - Proposed Ground Floor Plan (223-YOU-XX-00-DR-I-2001);
 - Entrance Landscaping Plan (223-YOU-XX-00-DR-I-9020);
 - External Signage Plan (223-YOU-XX-00-DR-I-9021);
 - Existing Elevation A (223-YOU-XX-EL-DR-I-0301);
 - Existing Elevation B (223-YOU-XX-EL-DR-I-0302);

- Existing Elevation C (223-YOU-XX-EL-DR-I-0304);
- Existing Elevation D (223-YOU-XX-EL-DR-I-0305);
- Proposed Elevation A (223-YOU-XX-EL-DR-I-2101);
- Proposed Elevation B (223-YOU-XX-EL-DR-I-2102);
- Proposed Elevation C (223-YOU-XX-EL-DR-I-2103);
- Proposed Elevation D (223-YOU-XX-EL-DR-I-2104);
- Existing Roof Plan (223-YOU-XX-R1-DR-I-0207);
- Proposed Roof Plan R1 (223-YOU-XX-R1-DR-I-2701);
- Proposed Roof Details (223-YOU-XX-R1-DR-I-2751);
- Proposed Planter (223-YOU-XX-XX-DR-I-2126);
- Proposed Ele. Frame (223-YOU-XX-XX-DR-I-2127);
- Frame B_C (223-YOU-XX-XX-DR-I-2128);
- Frame and Glazing D-F (223-YOU-XX-XX-DR-I-2129);
- Access Gate and Fence Plan F-I (223-YOU-XX-XX-DR-I-2130);
- Perimeter Fence (223-YOU-XX-XX-DR-I-2131);
- Proposed Roof Extension (223-YOU-XX-XX-DR-I-2132);
- Site Location Plan (223-YOU-XX-XX-DR-I-9001);
- Roof Level Electrical Services P1 (2677-CWC-RF-DR-E-6001); and,
- Roof Level Electrical Services P2 (2677-CWC-RF-DR-E-6201).
- Planning, Design and Access (including Heritage) Statement prepared by Avison Young dated January 2023;
- Photo Schedule dated January 2023; and,
- Completed Waste Management Strategy Proforma, including;
 - Waste Strategy; and,
 - Waste Strategy Drawing.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. In the meantime, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,





Emily Davies
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For and on behalf of Avison Young (UK) Limited