

Steve Sanders

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Planning Department
Manchester City Council
PO Box 532
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Albert Square
Manchester
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13th December 2022

Albert Bridge House, Bridge Street, Manchester - Full Planning Application

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the redevelopment of Albert Bridge House. The Applicant is Oval Real Estate Limited.

The 0.89 hectare Site is within the St Mary's Parsonage area, in Manchester City Centre. The Site is bounded by the River Irwell to the north-west, Bridge Street to the south, St. Mary's Parsonage to the east and the Trinity Bridge landing to the north-east. The Site is identified for redevelopment within the St Mary's Parsonage Strategic Regeneration Framework (SRF).

Description of Development

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

"Demolition of the existing building complex and the construction of a mixed use development comprising two separate components in the form of an office building of up to 19 storeys with ground floor commercial, leisure, food and drink uses (All Use Class E) and/or drinking establishment Sui Generis, and, a residential building up to 45 storeys (Use Class C3) with additional roof top plant, basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highway alterations and other associated works".

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with this application:

Document	Prepared By
Application Form and Certificates	Studio Egret West
Site Location Plan	Studio Egret West
Existing Site Plan	Studio Egret West
Existing and Proposed Plans, Sections, Elevations and Demolition Plans	Studio Egret West
Landscaping Plans	Studio Egret West
Design and Access Statement (including Landscaping)	Studio Egret West
Accommodation Schedule	Studio Egret West
Planning and Tall Building Statement	Oval Real Estate
Statement of Consultation	Counter Context
Archaeology Desk-Based Assessment	University of Salford
Tree Report	Urban Green
Air Quality Assessment	Hoare Lea
Broadband Assessment	Pager Power
Crime Impact Statement	Greater Manchester Police (GMP)
Preliminary Ecological Appraisal	Urban Green
Energy Strategy	Hoare Lea
Environmental Standards Statement	Hoare Lea
BREEAM New Construction 2018 Pre-Assessment Report	Hoare Lea
Fire Engineering Brief	Urban Change
Flood Risk Assessment	AKT II
Drainage Strategy Report	AKTII

Document	Prepared By
Green and Blue Infrastructure Statement (appended to the Design and Access Statement)	AKT II
Phase I Desk Study Report	Soiltechnics
Heritage Statement	Oval Real Estate
Local Labour Agreement	Oval Real Estate
Residential and Operational Management Strategy	CBRE
Environmental Noise Survey	Hoare Lea
TV Reception Survey	Pager Power
Technical Aerodrome Safety Assessment	Pager Power
Interim Travel Plan	Curtins
Transport Statement	Curtins
Ventilation Strategy	Hoare Lea
Viability Assessment	CBRE
Waste Management Strategy	Curtins
Environmental Statement Volume 1:	
• Chapters 1-5: Introductory Chapters	Turley
• Chapter 6: Noise and Vibration	Hoare Lea
• Chapter 7: Townscape and Visual	Urban Green
• Chapter 8: Daylight, Sunlight and Overshadowing	Avison Young
• Chapter 9: Wind Microclimate	AKT II
• Chapter 10: Socioeconomic and Human Health	Ekosgen
• Chapter 11: Climate Change	Hoare Lea
• Chapters 12-13: Concluding Chapters	Turley
Environmental Statement: Non-Technical Summary	Turley
Volume 2: Technical Appendices to Primary Report	Turley
Volume 3: Non-Technical Summary	Turley
Volume 4: Environmental Management Plan	Turley

Application Fee

This application has been submitted via Planning Portal under reference PP-11766673 and payment of the planning application fee in the sum of £187,054.20 has been made to Manchester City Council electronically.

I would be grateful if you could please confirm receipt of this fee and provide written confirmation of receipt and registration of this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Sanders', with a long horizontal flourish extending to the right.

Steve Sanders

Head of Development
Oval Real Estate Limited