

19 January 2023

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

Dear Angela,

Plot 10a, First Street Masterplan, Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the development of land bound by River Street to the north and east, Hulme Street to the south and the development plot 9a to the west. The site is approximately 0.36ha of undeveloped land with no permanent structures on site. It is located within the First Street Central area of the First Street Strategic Development Framework (SDF).

The Applicant is First Street Developments (a subsidiary of Ask Real Estate). Ask Real Estate Ltd has a strong track record of delivering a diverse and often complex range of construction projects across the majority of development sectors, including office and commercial, residential, retail, industrial, healthcare, education, sport and leisure, and transport and infrastructure. These include some of the most important regeneration projects in Greater Manchester, including First Street, Manchester and Embankment at Greengate, Salford.

The development at Plot 10a has been designed to support the vision for enhancement and regeneration of this part of the city, to help create a sustainable commercially-led mixed use neighbourhood in a strategic location as outlined in the First Street SDF.

Description of Development

An application for Full Planning Permission is being submitted for the Proposed Development. This comprises the following:

- Erection of 13-storey commercial office building (ground plus 12 storeys) comprising 20,175 sqm (NIA) Grade A office space (Use Class E(c))
- Winter Gardens on each floor between second and tenth and roof terraces on floors 11 and 12

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- 204 secure cycle spaces within the building, and servicing arrangements accessed via Hulme Street
- Public Realm improvements on First Street, River Street and Hulme Street.

The Proposed Description of Development is as follows:

“Full Planning Permission for a 13-storey office building (Use Class E) and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements.”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Planning Application Form and Ownership Certificate.
- Covering Letter prepared by Deloitte.
- Application Site Boundary and Location Plan prepared by Jon Matthews Architects.
- Existing and Proposed site plans, sections and elevations (including drawing schedule) prepared by Jon Matthews Architects.
- Topographical Survey prepared by Jon Matthews Architects.
- Landscape Strategy and Drawings prepared by Planit-IE.
- Accommodation Schedule prepared by Jon Matthews Architects.
- Design and Access Statement prepared by Jon Matthews Architects.
- Archaeological Desktop Assessment prepared by Pre Construct Archaeology.
- Crime Impact Statement prepared by Greater Manchester Police: Design for Security.
- Ecological Appraisal prepared by Penny Anderson Associates.
- Energy Statement and Environmental Standards Statement prepared by Cundall.
- BREEAM Assessment prepared by Cundall.
- Flood Risk and Drainage Strategy prepared by Ramboll.
- Green and Blue Infrastructure Statement prepared by Deloitte.
- Ground Conditions Assessment prepared by Ramboll and Terra Consult comprising:

- Preliminary Risk Assessment Letter (Ramboll, September 2022);
 - Contaminated Land Desk Study Plot 6/7 First Street (Ramboll, March 2017);
 - Geotechnical and Contaminated Land Interpretive Report (Ramboll, February 2020); and,
 - Ground Investigation Plots 6&7 First Street (TerraConsult, February 2018).
- Local Labour Benefit – Statement of Intent prepared First Street Developments Ltd.
- Statement of Community Involvement prepared by Deloitte.
- Planning and Tall Building Statement prepared by Deloitte.
- TV and Radio Reception Survey prepared by G-Tech.
- Transport Statement prepared by Vectos.
- Travel Plan prepared by Vectos.
- Mechanical and Ventilation Statement prepared by Cundall.
- Waste Management and Servicing Strategy (Including MCC's Waste Pro-Forma) prepared by Vectos.
- Heritage Statement prepared by Deloitte.
- Construction Management Plan prepared by BAM Construction.
- Air Quality Assessment prepared by Cundall.
- Daylight, Sunlight and Overshadowing Assessment prepared by Proximity.
- Noise Assessment prepared by Cundall.
- Townscape and Visual Impact Assessment prepared by Planit-IE.
- Wind Microclimate Study prepared by Arch-aero.

Application Fee

Payment of the planning application fee in the sum of £78,091.20 has been made via the Planning Portal (ref: PP-11637209). I would be grateful if you could please confirm receipt of this fee.

I would also be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) or Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk)

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and informal, with the "D" being particularly large and stylized.

Deloitte LLP

Encs: