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Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

18 January 2023

Submitted via the Planning Portal ref. PP-11659027

Dear Sir/ Madam,

35 FOUNTAIN STREET, MANCHESTER – FULL PLANNING APPLICATION

Please find enclosed a full planning application made by CBRE Limited on behalf of Zurich Insurance Company Ltd – UK Branch in relation to proposed office development at 35 Fountain Street, Manchester.

The description of development is as follows:

'Refurbishment of the existing office building to include replacement of the external façade and a new two-storey extension to create additional floorspace and roof top terraces, and servicing, cycle parking, access and associated works.'

This application has been submitted electronically via the Planning Portal ref. PP-11659027.

APPLICATION SUBMISSION

The application is accompanied by a suite of supporting information, as detailed below, the scope of which was agreed with Planning Officers at Manchester City Council (MCC) during pre-application discussions having reference to the Council's Validation Checklist (January 2020).

- Planning application form (January 2023)
- Covering Letter (CBRE Limited, January 2023)
- Full suite of planning application drawings (OMI Architect, various dates)
- Planning Statement including Green and Blue Infrastructure Statement (CBRE Limited, January 2023)
- Design and Access Statement (OMI Architects, December 2022)
- Acoustic Assessment (Lighthouse Acoustics, December 2022)
- Air Quality Assessment (BWB Consulting, December 2022)
- BREEAM Pre-Assessment (Quinn Ross, November 2022)
- Construction Management Plan (CBRE Limited, January 2023)
- Crime Impact Statement (GMP Design for Security, December 2022)
- Preliminary Ecology Assessment (Tyler Grange, December 2022)
- Environmental Standards Statement including Ventilation Strategy (Quinn Ross, December 2022)
- Flood Risk Assessment and Drainage Strategy (IGE Consulting, December 2022)
- Heritage Statement (Stephen Levrant Heritage Architecture, December 2022)
- Phase 1 Geo-Environmental Assessment (IGE Consulting, December 2022)
- Television and Radio Reception Impact Statement (G-Tech Surveys, December 2022)
- Transport Statement (Vectos, December 2022)
- Travel Plan (Vectos, December 2022)
- Waste Management Strategy including MCC Waste Proforma (Vectos, December 2022)

A full suite of drawing plans prepared by OMI Architects have been submitted in support of the application. A full list is provided at Appendix A.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'H. Shine'.

Hannah Shine
Senior Planner
CBRE Limited – Planning and Development

APPENDIX 1

Drawing Title	Drawing Reference	Revision	Scale	Date
Site Wide				
Proposed Site Location Plan	L0001	D	1:1000@A3	December 2022
Existing				
Existing – Basement	L0100	B	1:200@A3	December 2022
Existing – Level 00	L0101	B	1:200@A3	December 2022
Existing – Level 01	L0102	B	1:200@A3	December 2022
Existing – Level 02	L0103	B	1:200@A3	December 2022
Existing – Level 03	L0104	B	1:200@A3	December 2022
Existing – Level 04	L0105	B	1:200@A3	December 2022
Existing – Level 05	L0106	B	1:200@A3	December 2022
Existing – Level 06	L0107	B	1:200@A3	December 2022
Existing – Level 07	L0108	B	1:200@A3	December 2022
Existing – Roof	L0109	B	1:200@A3	December 2022
Existing Elevation – Fountain Street AA	L0200	B	1:250@A3	December 2022
Existing Elevation – Marble Street BB	L0201	B	1:250@A3	December 2022
Existing Elevation – West Mosley Street CC	L0202	B	1:250@A3	December 2022
Existing Elevation – DD	L0203	B	1:250@A3	December 2022
Existing Street Elevation – Fountain Street AA	L0204	B	1:500@A3	December 2022
Existing Street Elevation – Marble Street BB	L0205	B	1:500@A3	December 2022
Existing Street Elevation – West Mosley Street CC	L0206	B	1:500@A3	December 2022
Existing Street Elevation – Site Section DD	L0207	B	1:500@A3	December 2022
Existing Section – AA	L0210	B	1:250@A3	December 2022
Existing Section – BB	L0211	B	1:250@A3	December 2022
Proposed				
Proposed Plan – Basement	L1011	D	1:200@A3	December 2022
Proposed Plan – Level 00	L1000_A	B	1:200@A3	January 2023
Proposed Plan – Level 01	L1001_A	B	1:200@A3	January 2023
Proposed Plan – Level 02	L1002	D	1:200@A3	December 2022
Proposed Plan – Level 03	L1003	D	1:200@A3	December 2022
Proposed Plan – Level 04	L1004	D	1:200@A3	December 2022
Proposed Plan – Level 05	L1005	D	1:200@A3	December 2022
Proposed Plan – Level 06	L1006	D	1:200@A3	December 2022
Proposed Plan – Level 07	L1007	D	1:200@A3	December 2022
Proposed Plan – Level 08	L1008	D	1:200@A3	December 2022
Proposed Plan – Level 09	L1009	D	1:200@A3	December 2022
Proposed Plan – Roof	L1010	D	1:200@A3	December 2022
Proposed Elevation – Fountain Street AA	L1600	B	1:250@A3	December 2022
Proposed Elevation – Marble Street BB	L1601	B	1:250@A3	December 2022
Proposed Elevation – West Mosley Street CC	L1602	B	1:250@A3	December 2022
Proposed Elevation – DD	L1603	B	1:250@A3	December 2022
Proposed Street Elevation – Fountain Street AA	L1604	B	1:250@A3	December 2022
Proposed Street Elevation – Marble Street BB	L1605	B	1:250@A3	December 2022
Proposed Street Elevation – West Mosley Street CC	L1606	B	1:250@A3	December 2022
Proposed Street Elevation – Site Section DD	L1607	B	1:250@A3	December 2022
Proposed Section AA	L1610	B	1:250@A3	December 2022
Proposed Section BB	L1611	B	1:250@A3	December 2022

