

02 February 2023

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M602LA

Dear Jennifer,

Ancoats Green, Jersey Green, and Prussia Street Greenway, Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for public realm improvements to land bound by Portugal Street to the north, Wadeford Close to the east, and the Rochdale Canal to the south in Ancoats, Manchester. The Site is approximately 1.81 hectares and is located within the Poland Street Zone area, as defined by the Poland Street Zone Neighbourhood Development Framework (2020).

Proposed Development

The Proposals comprise public realm improvements which are focused on three 'character areas':

- **Ancoats Green:** As part of the proposed public realm improvements Ancoats Green will be an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community.
- **Prussia Street Greenway:** A simple green linear corridor will be created, providing a connection from Portugal St to Rochdale Canal canal edge. The design celebrates the hidden alignment of the Prussia Street Canal Arm through drainage design and plant selection.
- **Jersey Green:** The proposals will maintain Jersey Green in its current layout with minimal yet impactful interventions to the green. Interventions include improvements to footpaths, additional seating opportunities, wildflower lawn and improved connectivity to the wider neighbourhood

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

"Full planning permission for the phased delivery of public realm improvements and associated works across 3 character including Ancoats Green (Area A), Prussia Street Greenway (Area B) and Jersey Green (Area C)."

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Application Documentation

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority and is summarised as follows:

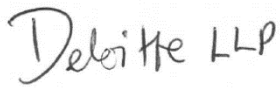
- Completed Application Form and notices prepared by Deloitte LLP;
- Existing and Proposed Application Drawings prepared by Planit-IE and Civic Engineers;
 - Ancoats Green Proposed Levels Sheet 1 (drawing ref. 1826-01-CIV-XX-XX-D-C-20001 Rev P02)
 - Ancoats Green Proposed Levels Sheet 2 (drawing ref. 1826-01-CV-XX-XX-D-C-20002 Rev P02)
 - Ancoats Green Earthworks Sheet 1 (drawing ref. 1826-01-CIV-XX-XX-D-C-20003 Rev P02)
 - Ancoats Green Earthworks Sheet 2 (drawing ref. 1826-01-CIV-XX-XX-D-C-20004 Rev P02)
 - Ancoats Green Scoping Plan Sheet 1 (drawing ref. 1826-01-CIV-XX-XX-D-C-20005 Rev P02)
 - Ancoats Green Scoping Plan Sheet 1 (drawing ref. 1826-01-CIV-XX-XX-D-C-20006 Rev P02)
 - Ancoats Green Proposed SuDS Strategy (drawing ref. 1826-01-CIV-XX-XX-D-C-30001 Rev P02)
 - Ancoats Green Vehicle Tracking (drawing ref. 1826-01-CIV-XX-XX-D-H-42003 Rev P01)
 - Existing Utilities Plan (drawing ref. 1826-01-CIV-XX-XX-D-C-10002 Rev P01)
 - General Arrangement Boundary Treatments (drawing ref. 2895-PLA-XX-XX-DR-L-4002 Rev P05)
 - Illustrative Masterplan (drawing ref. 2895-PLA-XX-XX-DR-L-0003 Rev P04)
 - General Arrangement (drawing ref. 28950PLA-XX-XX-DR-L-0002 Rev P06)
 - Application Site Boundary and Location Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0004 Rev P05)
 - Existing Site Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0006 Rev P06)
 - General Arrangements Hardworks (2895-PLA-XX-XX-DR-L-1000 Rev P05)
 - Tree Retention and Removal (2895-PLA-XX-XX-DR-L-2000 Rev P04)

- General Arrangement Softworks (drawing ref. 2895-PLA-XX-XX-DR-L-2001 Rev P04)
- Illustrative Site Sections (drawing ref. 2895-PLA-XX-XX-DR-L-3007 Rev P02)
- Illustrative Site Elevations (drawing ref. 2895-PLA-XX-XX-DR-L-3008 Rev P04)
- Existing Features Removed, Retained and Relocated (drawing ref. 2895-PLA-XX-XX-DR-L-4000 Rev P05)
- General Arrangement Street Furniture (drawing ref. 2895-PLA-XX-XX-DR-L-4001 Rev P06)
- General Arrangement Play Furniture (drawing ref. 2895-PLA-XX-XX-DR-L-4003 Rev P05)
- Planning Statement prepared by Deloitte LLP;
- Design and Access Statement prepared by Planit-IE;
- Heritage Statement prepared by KM Heritage;
- Archaeological Desk Based Study prepared by Salford Archaeology;
- Archaeology Phase 2 Supporting Letter prepared by Greater Manchester Archaeological Advisory Service;
- Flood Risk Assessment prepared by Civic Engineers;
- Statement of Consultation prepared by Deloitte LLP;
- Phase II Geoenvironmental Site Assessment prepared by E3P;
- Preliminary Ecological Assessment prepared by Amenity Tree;
- Tree Bat Roost Assessment prepared by Amenity Tree;
- Tree Survey and Constraints Report prepared by Amenity Tree;
- Assessment of Biodiversity prepared by Amenity Tree;
- Transport Statement prepared by Civic Engineers;
- Construction Management Plan prepared by Faithful & Gould;
- Crime Impact Statement prepared by GMP; and,
- Illustrative Implementation Plan prepared by Planit-IE.

The above submission documents and the planning application fee of £2060.20 (including service charge) has been issued to Manchester City Council (ref. PP-11883618).

I would 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 Hannah Graham (0161 455 8091 / hannahgraham@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP