

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

Our Ref: 032-005
Via Planning Portal (reference. PP-11195172)

Date: 30 November 2022

Dear Sir or Madam,

Land off Ambrose Street, Manchester

Full planning permission and advertisement consent - PP-11195172

On behalf Storage World, please find enclosed an application for full planning permission and advertisement consent for:

'Full Planning: demolition of an existing building and the development of a new self-storage facility with associated parking, circulation space and stores, landscaping, boundary treatment and roof mounted photovoltaic panels.

Advertisement Consent: five halo LED illuminated built up fascia signs; and one material style banner sign'.

The application comprises the following documents:

- Application forms and fees
- This cover letter
- Planning statement
- Location plan
- Existing site plan
- Proposed site plan
- Proposed upper floor plans
- Existing plans
- Existing elevations
- Proposed elevations
- Proposed demolition plan

- Existing masterplan
- Proposed masterplan
- Proposed roof plan
- External materials board
- Proposed external works
- Drawing issue sheet
- Design and Access Statement
- Signage proposals
- Signage schedule
- Landscape plan
- Topographic survey
- Transport statement
- Travel plan
- Crime impact statement
- Phase 1 habitat survey and daytime bat survey
- Biodiversity Impact Assessment
- Renewable and sustainability statement
- External lighting plan
- Geotechnical ground investigations report
- Phase 1 desk study and preliminary contaminated land risk assessment
- Flood risk assessment and drainage statement
- Air Quality Assessment
- Coal mining risk assessment
- Air Quality Assessment

Due to the document type, the Defra Metric 3.1 calculator is unable to be submitted via the Planning Portal, but can be submitted to Officers upon request

We trust the application can be validated at your earliest convenience. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads 'Thomas O'Kane'.

Thomas O'Kane

cc: Marc Studholme – Storage World

enc: as above