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22 November 2022

Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

FAO: Jennifer Atkinson

Dear Jennifer

Application for Planning Building and Listed Building Consent – Great Northern Warehouse, Great Northern Square and Deansgate Terrace

As summarised in this letter, please find enclosed applications for Full Planning Permission and Listed Building Consents, submitted by GNW Developments Ltd ('the Applicant'), for the proposed refurbishment, adaptation and re-use of the Great Northern complex, Deansgate Terrace and surrounding public realm, including the partial demolition of the Leisurebox extension and the erection of three residential towers.

The Site is rectangular in shape and extends to 2.97 hectares (ha). It is located within Manchester City Centre adjacent to Deansgate. It is bound by Watson Street to the east, Peter Street (A34) to the north, Deansgate to the west and Great Bridgewater Street to the south. The development will create a unique and distinctive offering within a truly mixed use development comprising residential, retail and leisure components.

There are three Listed Buildings within the site boundary that form part of the above application for Planning Permission, detailed as follows:

- Great Northern Warehouse (Grade II*; List ID 1268529);
- 223-233 Deansgate Former Entrance To Deansgate Goods Station (Grade II; List ID 1282974); and
- 235-291 Deansgate Terrace (Grade II; List ID 1210103).

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Application for Planning Permission

The description of development as stated within the application form for Full Planning Permission is as follows:

The proposals, as described in the application documentation, is for:

"Phased redevelopment of the Great Northern Warehouse (GNW), Deansgate Terrace and Leisure Box, including areas of public realm, comprising:

- *demolition of the central atrium, GNW car park ramps, and other modern elements, alongside removal of 519 car parking spaces from the GNW, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside the refurbishment, restoration, and re-use of the Grade II* Listed Great Northern Warehouse to provide office, retail and / or food and drink use (Use Class E) and ancillary areas;*
- *the refurbishment, restoration, partial demolition and 3-storey extension of the Grade II Listed Deansgate Terrace (northern section) and Goods Yard Entrance to form office, retail and / or food and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works;*
- *partial demolition of the existing leisure box prior to conversion; reconfiguration and extension of existing car parking to provide 929 parking spaces and associated plant, followed by construction of three residential buildings to provide 746 no. apartments (Use Class C3) above the retained car park comprising ground floor plus 16, 27 and 34 storeys respectively including 753 cycle parking spaces, with office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and,*
- *external alterations and restoration of Deansgate Terrace (southern section) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways works, plant, and associated works."*

Listed Building Consent Applications

The description of development as applied for by the Listed Building Consent for the Great Northern Warehouse is as follows:

"Great Northern Warehouse: "Internal and external alterations to the Great Northern Warehouse as part of its restoration, refurbishment and re-use to include office, retail, restaurants / food and drink, alongside retention of the existing bowling alley, ground floor restaurant and casino following removal of non-original building elements."

The description of development as applied for by the Listed Building Consent for 223-233 Deansgate is as follows:

"223-233 Deansgate: "Removal of non-original buildings and structures attached to the former Goods Yard Entrance (223-233 Deansgate Terrace) to facilitate the construction of a new 3 storey extension for office, food and drink, retail and / or Sui Generis (drinking establishments / hot food takeaway) uses."

The description of development as applied for by the Listing Building Consent for 235-291 Deansgate is as follows:

"235-293 Deansgate: "Internal alterations, restoration and construction of a new integrated part 2, part 3 storey extension to the rear 235-291 Deansgate Terrace to facilitate office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue) uses, and associated works."

The Site has been identified as a regeneration priority and major development opportunity in Manchester City Centre for a number of years. Since acquiring the Great Northern in 2013, the applicant has been developing proposals to re-energise this strategically important and historically significant site and has continued to evolve proposals for the creation of a successful, vibrant and sustainable city centre neighbourhood. From 2015 to 2019, successive versions of a Strategic Regeneration Framework were produced for the site, with versions endorsed in 2017 and 2019. In addition, planning permission was granted for the northern half of the regeneration site in 2018, comprising proposals for the Great Northern Warehouse, Deansgate Terrace and former Goods Yard Entrance and Great Northern Square. The application proposals represent the culmination of several years of work, technical analysis and extensive stakeholder consultation. They will deliver against the strategic ambitions and development principles established as part of the Strategic Regeneration Framework process.

In summary, the Proposed Development, as described in the application form, will include the provision of:

- 746 residential units (Use Class C3) and 1,104 sq.m of associated amenity space and storage areas;
- 12,076 sq.m of reconfigured public realm;
- 19,926 sq.m (GIA) of office floorspace (Use Class E(c) following extension and conversion of the Deansgate Terrace and conversion of the Great Northern Warehouse;
- 8,256 sq.m (GIA) of retained commercial areas (Use Class E or Sui Generis) within the ground and first floors Great Northern Warehouse;
- 9,924 sq.m (GIA) of retained and refurbished commercial floorspace (Use Class E or Sui Generis) within the ground floor of the Deansgate Terrace;
- 155 sq.m (GIA) of community floorspace (Use Class E or F2(b));
- 25,777 sq.m (GIA) of retained, reconfigured and extended car parking area (Sui Generis), comprising 929 spaces in total; and
- 12,727 sq.m (GIA) of ancillary cycle parking for office users, plant rooms, circulation and back of house space.

The intention is to deliver the proposed development in its entirety, as part of a continuous development process; however, the application allows identifies three distinct and discrete phases of development, each of which are capable of being delivered in their own right. They can be broadly summarised as:

- Phase A: the refurbishment and conversion of the Great Northern Warehouse including the removal of modern features facilitated from the 1997 comprehensive scheme, and the refurbishment of the northern end of Deansgate Terrace for commercial use, alongside the enhancement of Great Northern Square and retention of existing ground floor occupiers;
- Phases B and C: partial demolition of the Leisure Box, erection of residential elements (B) and the refurbishment and conversion of the southern section of Deansgate Terrace (C).

Further information on phasing is provided within the Supporting Planning Statement and via the Outline Construction Management Plan prepared Real PM.

The following application and supporting documents have been submitted, as agreed with Manchester City Council as the Local Planning Authority:

- Planning Application Forms (Full Planning Permission and Listed Building Consent and Ownership Certificates B and Notices);
- Site Location Plan prepared by Simpson Haugh;
- Existing and Proposed Plans, Elevations and Sections alongside Listed Building Drawings prepared by Simpson Haugh;
- Design & Access Statement prepared by Simpson Haugh;
- Public Realm Strategy prepared by Planit.IE;
- Lighting Strategy prepared by Light Bureau;
- Structural Listed Building Report and drawings prepared by Curtins;
- Statement of Community Involvement prepared by Forever Consulting;
- Archaeological Desktop Report and covering note prepared by Salford Archaeology;
- Environmental Standards Report prepared by WSP;
- BREEAM Report prepared by WSP;
- Ecological Assessment prepared by Indigo Surveys;
- Arboricultural Impact Assessment prepared by Indigo Surveys;
- Crime Impact Statement prepared by GMP;
- Threat and Risk Security Needs Assessment prepared by Grendon;

- Transport Assessment prepared by Curtins;
- Travel Plan Framework prepared by Curtins;
- Waste Management Strategy prepared by Curtins;
- TV Reception Survey (pre-development) prepared by Pager Power;
- Safety Assessment (Manchester Airport) prepared by Pager Power;
- Broadband Connectivity Statement prepared by Pager Power;
- Viability Assessment prepared by CBRE;
- Ventilation Strategy prepared by WSP;
- Place Strategy including Local Benefits Proposal prepared by Trilogy;
- Fire Statement prepared by OFR Consultants;
- Flood Risk Assessment and Drainage Strategy (Great Northern Warehouse and Deansgate Terrace) prepared by Curtins;
- Flood Risk Assessment and Drainage Strategy (Leisure Box) Civic Engineers;
- UXO Survey prepared by 1st Line Defence; and
- Phase 1 Ground Conditions Assessment prepared by Curtins.
- EIA Chapters and Technical Appendices:
    - Chapters 1-4: Introductory Chapters:
        - Appendix 2.1. Scoping Report Request
        - Appendix 2.2. Scoping Opinion from LPA
    - Chapter 5 Construction Management
        - Appendix 5.1 Construction management, Demolition and Logistics Plan prepared by Real PM;
    - Chapter 6: Townscape and Visual Impact Assessment
        - Appendix 6.1: Zone of Visual Influence and Viewpoints Plan
        - Appendix 6.2: Baseline Photography
        - Appendix 6.3: Proposed TVIA Views

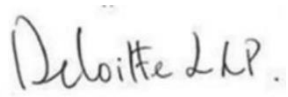
- Chapter 7: Historic Environment
    - Appendix 7.1: Heritage Statement (Parts 1 & 2)
- Chapter 8: Air Quality
    - Appendix 8.1: Glossary of Terms
    - Appendix 8.2: Legislation, Policy and Guidance
    - Appendix 8.3: Windrose
    - Appendix 8.4: Traffic Data
    - Appendix 8.5: Receptors and Background Concentrations
    - Appendix 8.6: Verification Details
    - Appendix 8.7: Impact Assessment Results
- Chapter 9: Noise and Vibration
    - Appendix 9.1: Legislation & Policy
    - Appendix 9.2: Baseline Noise Survey Details
    - Appendix 9.3: Construction Noise Assessment
    - Appendix 9.4: Overheating & Noise Assessment
- Chapter 10: Wind
    - Appendix 10.1: Wind Microclimate Assessment
- Chapter 11: Sunlight, Daylight, Overshadowing & Solar Glare
    - Appendix 11.1: Daylight & Sunlight Report;
    - Appendix 11.2: Overshadowing Report
    - Appendix 11.3: Glare Report
    - Appendix 11.4: Cumulative Table
    - Appendix 11.5: Vertical Sky Component Calculation Table
    - Appendix 11.6: No Sky Line Calculation Table & Contour
    - Appendix 11.7: Annual Probable Sunlight Hours Calculation

        - Appendix 11.8: Summary Spreadsheets
        - Appendix 11.9: Proposed Development Drawings
    - Chapter 12: Socio-Economics
        - Appendix 12.1: Socio-Economic Data Tables
    - Chapter 13: Human Health
    - Chapter 14: Climate Change
        - Appendix 14.1: Energy Strategy
        - Appendix 14.2: Whole Life Carbon Assessment
    - Chapter 15: Type 1 Cumulative Effects; and
    - Chapter 16: Summary of Residual Effects.

The Planning Application fee of £166,330 has been paid directly to Manchester City Council by the Applicant with the Planning Portal Reference Number: PP-11685778.

We look forward to receiving your confirmation that the application has been received and validated. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me or my colleague, Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk)

Yours sincerely



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