

Our Ref: 04C201584/NL/ED/LS

Your Ref: PP-11563574

05 October 2022

Lucy Harrison
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal (PP-11563574)

Dear Lucy,

SUBMISSION OF A FULL PLANNING APPLICATION AT 4 HARDMAN SQUARE, MANCHESTER M3 3EB.

Avison Young has been instructed by Quartz Project Services to prepare and submit a full planning application at 4 Hardman Square, Manchester M3 3EB. The description of development for is as follows:

"Development comprising of extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

Proposals

The proposals for 4 Hardman Square, Manchester comprise the revitalisation of the existing building into a high quality commercial workspace. 4 Hardman Square is currently vacant on all floors. The new building will deliver high quality workspace, will make an important contribution to the local economy, creating jobs and bringing new life to the area.

The intent of the proposals for 4 Hardman Square is not to provide a simple fitout to the existing building. It seeks to fully transform the building internally and externally into a modern Grade A office complex that will provide significant economic benefits and will reinvigorate this area as part of the wider masterplan. By retaining and re-using the core structure of this existing office building there are also significant sustainability and carbon saving benefits that will help to meet the aspirations of MCC's ongoing Climate Change Action Plan.

The proposals for 4 Hardman Square will consist of both a new rooftop area and internal alterations to the existing building, which represent a further significant financial investment by the Applicant as the next stage of their development proposals for the site.

As an overview, in addition to fully re-envisaged interiors, the proposals put forward by this planning application for the redevelopment and extension of 4 Hardman Square include:

- New and improved ground floor entrance to the building, opening up to Hardman Square;
- Extension of the mezzanine floor to include amenities such as a gym, meeting rooms, changing facilities etc.
- New office floorspace refurbishment between the first to fifth floors; and
- New outdoor rooftop and office space on the sixth floor.

Summary

The application documentation has been submitted via Planning Portal (ref. PP-11563574) and a schedule of supporting documents is attached to this covering letter. The submission requirements are in line with what has been agreed during pre-application discussions with the Council. The planning application fee has been calculated at £266.20 (including £32.20 planning portal administration fee) and has been paid by BACS transfer directly to the Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours Sincerely,



Larna Smith
Planner
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Enc. Application Submission Schedule

Document	Reference / Date (mm/yy)	Consultant/ Responsibility
Forms		
Application Form	September 2022	Avison Young
Application Fee	£266.20 (incl. Planning Portal Service Charge)	Quartz Project Services
Covering Letter	September 2022	Avison Young
Plans		
Existing Block Plan	PL.1200	Spratley & Partners Architects
Proposed Site Block Plan	PL.1211	Spratley & Partners Architects
Existing Ground Floor GA Plan	PL.1300	Spratley & Partners Architects
Existing Mezz Floor GA Plan	PL.1301	Spratley & Partners Architects
Existing First Floor GA Plan	PL.1302	Spratley & Partners Architects
Existing Second Floor GA Plan	PL.1303	Spratley & Partners Architects
Existing Third Floor GA Plan	PL.1304	Spratley & Partners Architects
Existing Fourth Floor GA Plan	PL.1305	Spratley & Partners Architects
Existing Fifth Floor GA Plan	PL.1306	Spratley & Partners Architects
Existing Roof Plan	PL.1307	Spratley & Partners Architects
Proposed Ground Floor Plan	PL.1310	Spratley & Partners Architects
Proposed Mezz Floor Plan	PL.1311	Spratley & Partners Architects
Proposed Typical Upper Floor Plan	PL.1323	Spratley & Partners Architects
Proposed Sixth Floor Plan	PL.1313	Spratley & Partners Architects
Proposed Roof Plan	PL.1314	Spratley & Partners Architects
Existing South Elevation	PL.1500	Spratley & Partners Architects
Existing North Elevation	PL.1501	Spratley & Partners Architects
Existing East Elevation, Existing West Elevation	PL.1502	Spratley & Partners Architects

Proposed South Elevation	PL.1510	Spratley & Partners Architects
Proposed North Elevation	PL.1511	Spratley & Partners Architects
Propose East Elevation, Proposed West Elevation	PL.1512	Spratley & Partners Architects
Reports		
Design and Access Statement	September 2022	Spratley & Partners Architects
Circular Economy Statement	September 2022	adw Developments
Construction Environmental Management Plan & Construction Method Statement	September 2022	Quartz Project Services
Noise Impact Assessment	June 2022	Hann Tucker Associates
External Lighting Assessment	September 2022	WSP
Local Labour Agreement	September 2022	Avison Young
Supporting Planning Statement (including Statement of Community Involvement)	September 2022	Avison Young
Environmental Standards Statement	September 2022	WSP
Waste Management Strategy	September 2022	Quartz Project Services