

Our Ref: 04C101005
Your Ref: PP-11401561

17 October 2022

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via the Planning Portal (Ref: PP-11401561)

Dear Sir/Madam

Full Planning Application – St Gabriel's Hall, Oxford Place, Rusholme

On behalf of our client, McLaren Property Limited and The Sisters of the Cross and Passion, please find enclosed a planning application for the following development:

"The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation comprising of 319 bed spaces, together with associated landscaping, cycle parking, car parking and associated works."

At: St Gabriel's Hall, Oxford Place, Rusholme.

This planning and listed building consent application is supported by a comprehensive suite of plans and documents which have been prior agreed with Officers and are listed on the enclosed application schedule.

The planning application fee of £35,311.20 (inclusive of Planning Portal's administrative charge) has been paid by BACS directly to the planning portal.

I trust that the above details are sufficient to validate the application and to allow you to progress it towards determination at your earliest convenience.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Vanessa Rowell

Vanessa Rowell
Associate
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For and on behalf of Avison Young (UK) Limited

Schedule of Supporting Documents

Document	Reference/ Date	Author
Forms		
Application Form		Avison Young
Application Fee		
Covering Letter	October 2022	Avison Young
Plans		
Illustrative Landscape Strategy	0919-RFM-XX-00-DR-L-0001-S2-P03	Re-form
Illustrative Planting Strategy	0919-RFM-XX-00-DR-L-0003-S2-P03	Re-form
Illustrative Site Sections (Sheet 1)	0919-RFM-XX-00-DR-L-0004-S2-P01	Re-form
Illustrative Site Sections (Sheet 2)	0919-RFM-XX-00-DR-L-0005-S2-P01	Re-form
Site Location Plan	10349-SHP-Z0-A-B5D8-XP-XX-001	SimpsonHaugh
Proposed Site Elevation North & East Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-001	SimpsonHaugh
Proposed Site Elevations South and West Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-002	SimpsonHaugh
Proposed Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh
Proposed Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-01-001	SimpsonHaugh
Proposed Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-PL-02-001	SimpsonHaugh
Proposed Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-03-001	SimpsonHaugh
Proposed Site Plan Fourth Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-04-001	SimpsonHaugh

Proposed Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh
Existing Site Elevation North and East Elevation	10349-SHP-Z0-A-B5D8-G100-XE-XX-001	SimpsonHaugh
Existing Site Elevation South & West Elevations	10349-SHP-Z0-A-B5D8-G100-XE-XX-002	SimpsonHaugh
Existing Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-00-001	SimpsonHaugh
Existing Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-01-001	SimpsonHaugh
Existing Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-XP-02-001	SimpsonHaugh
Existing Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-XP-03-001	SimpsonHaugh
Existing Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-XP-RF-001	SimpsonHaugh
Ground Floor Demolition Extents Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-00-001	SimpsonHaugh
First Floor Demolition Extents Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-01-001	SimpsonHaugh
Second Floor Demolition Extents Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-02-001	SimpsonHaugh
Third Floor Demolition Extents Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-JC20-PL-03-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed North & East Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed South & West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-002	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-003	SimpsonHaugh

St Gabriel's and Chapel General Arrangement Proposed Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-00-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed First Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-01-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Second Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-02-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Lower Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-LG-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Roof Plan	10349-SHP-Z1-A-B5D8-G200-PL-RF-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alterations North Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-EN-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alterations South Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-ES-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations Inside East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed North & East Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed South & West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-003	SimpsonHaugh
Woodthorpe General Arrangement Proposed Ground Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-00-001	SimpsonHaugh

Woodthorpe General Arrangement Proposed First Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-01-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed Roof Plan	10349-SHP-Z2-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations North & East Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations South & West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-003	SimpsonHaugh
Building 03 (West) General Arrangement Proposed East Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Inside North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-002	SimpsonHaugh
Building 03 (West) General Arrangement Proposed South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Inside South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 03 (West) General Arrangement Proposed West Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-00-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed First Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-01-001	SimpsonHaugh

Building 03 (West) General Arrangement Proposed Second Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Third Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Roof Plan	10349-SHP-Z3-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 1	10349-SHP-Z3-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 2	10349-SHP-Z3-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 3	10349-SHP-Z3-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Building 04 (East) General Arrangement Proposed East Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Inside North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-002	SimpsonHaugh
Building 04 (East) General Arrangement Proposed South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Inside South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 04 (East) General Arrangement Proposed West Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-00-001	SimpsonHaugh

Building 04 (East) General Arrangement Proposed First Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-01-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Second Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Third Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Roof Plan	10349-SHP-Z4-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 1	10349-SHP-Z4-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 2	10349-SHP-Z4-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 3	10349-SHP-Z4-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Reports		
Design and Access Statement	August 2022	SimpsonHaugh
Supporting Planning Statement	September 2022	Avison Young
Air Quality Report	April 2022	Air Quality Consultants
Arboricultural Impact Assessment	June 2022	Tree Solutions
Archaeological Assessment	March 2022	University of Salford
Written Scheme of Investigation (WSI) for an archaeological evaluation	March 2022	University of Salford
Outline Construction Management Plan	June 2022	Arcadis
Crime Impact Assessment	June 2022	Design for Security
Extended Phase 1 Habitat Survey and Daytime Bat Survey	February 2022	Rachel Hacking Ecology
Energy Standards Statement	April 2022	CPW

Flood Risk Assessment and Drainage Strategy Report	July 2022	Meinhardt
Landscape Statement	June 2022	Re-form
Noise Impact Assessment	July 2022	Apex Acoustics
Preliminary Risk Assessment	February 2022	RSK GeoSciences
Market Demand Report	February 2022	Cushman and Wakefield
Daylight and Sunlight Report	June 2022	Consil
Transport Statement	July 2022	Meinhardt
Broadband Connectivity Assessment	June 2022	GTech Surveys
Television and Radio Reception Impact Assessment	June 2022	GTech Surveys
Viability Statement	July 2022	Avison Young