

12 September 2022

Delivered by email

Angela Leckie
Development Management Central Core
Planning Building Control and Licensing
Manchester City Council
M60 2LA

Ref. JADM3000

Dear Ms Leckie

APPLICATION FOR FULL PLANNING PERMISSION PARTIAL DEMOLITION OF EXISTING BUILDINGS, CONVERSION OF EXISTING WAREHOUSE BUILDING, ROOFTOP EXTENSION AND NEW BUILDING OF 10 STOREYS TO CREATE APARTHOTEL AND FLEXIBLE COMMERCIAL USES AT 68 -70 OLDHAM STREET AND 61 SPEAR STREET

Further to our recent conversations, I am pleased to enclose an application for full planning permission, on behalf of Jadebricks Manchester Limited ("the Applicant") in respect of proposed hotel development at 68-70 Oldham Street and 61 Spear Street.

The description of development is as follows:

"Partial demolition of existing buildings, conversion of existing warehouse building, rooftop extension and new building of 10 storeys to create aparthotel and flexible commercial uses (Use Class E)."

The application has been submitted via the Planning Portal (ref. PP-11534238). The requisite application fee of £26,479.20 has been paid by the Applicant via bank transfer.

The application comprises electronic copies of the following documents submitted via Planning Portal:

- Completed Application Forms and Certificates
- This Covering Letter
- Architectural Plans, prepared by Simpson Haugh
 - Existing Site Location Plan (drawing ref. 10338-SHP-A-B5D8-G100-XP-XX-001)
 - Existing Red Line Boundary (drawing ref. 10338-SHP-A-B5D8-G100-XP-XX-002)
 - Existing Plan - Level B1 – Basement (drawing ref. 10338-SHP-A-B5D8-G200-XP-B1-001)
 - Existing Plan - Level 00 - Ground Floor (drawing ref. 10338-SHP-A-B5D8-G200-XP-00-001)

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- Existing Plan - Level 01 (drawing ref. 10338-SHP-A-B5D8-G200-XP-01-001)
- Existing Plan - Level 02 (drawing ref. 10338-SHP-A-B5D8-G200-XP-02-001)
- Existing Plan - Level 03 (drawing ref. 10338-SHP-A-B5D8-G200-XP-03-001)
- Existing Plan - Level RF – Roof (drawing ref. 10338-SHP-A-B5D8-G200-XP-RF-001)
- Existing Elevation - North East - Warwick Street (drawing ref. 10338-SHP-A-B5D8-G200-XE-NE-001)
- Existing Elevation - North West - Oldham Street (drawing ref. 10338-SHP-A-B5D8-G200-XE-NW-001)
- Existing Elevation - South East - Spear Street (drawing ref. 10338-SHP-A-B5D8-G200-XE-SE-001)
- Existing Elevation - South West - Back Spear Street (drawing ref. 10338-SHP-A-B5D8-G200-XE-SW-001)
- General Arrangements Plan - Level B1 – Basement (drawing ref. 10338-SHP-A-B5D8-G200-PL-B1-001)
- General Arrangements Plan - Level 00 - Ground Floor (drawing ref. 10338-SHP-A-B5D8-G200-PL-00-001)
- General Arrangements Plan - Level 01-02 (drawing ref. 10338-SHP-A-B5D8-G200-PL-01-001)
- General Arrangements Plan - Level 03 (drawing ref. 10338-SHP-A-B5D8-G200-PL-03-001)
- General Arrangements Plan - Level 04-05 (drawing ref. 10338-SHP-A-B5D8-G200-PL-04-001)
- General Arrangements Plan - Level 06 (drawing ref. 10338-SHP-A-B5D8-G200-PL-06-001)
- General Arrangements Plan - Level 07-09 (drawing ref. 10338-SHP-A-B5D8-G200-PL-07-001)
- General Arrangements Plan – Parapet Level (drawing ref. 10338-SHP-A-B5D8-G200-PL-RF-001)
- General Arrangements Plan – Roof Level (drawing ref. 10338-SHP-A-B5D8-G200-PL-RF-002)
- General Arrangements Elevation - North East - Warwick Street (drawing ref. 10338-SHP-A-B5D8-G200-EL-NE-001)
- General Arrangements Elevation - North West - Oldham Street (drawing ref. 10338-SHP-A-B5D8-G200-EL-NW-001)
- General Arrangements Elevation - South East - Spear Street (drawing ref. 10338-SHP-A-B5D8-G200-EL-SE-001)
- General Arrangements Elevation - South West - Back Spear Street (drawing ref. 10338-SHP-A-B5D8-G200-EL-SW-001)
- General Arrangements - Section AA (drawing ref. 10338-SHP-A-B5D8-G200-SE-AA-001)
- General Arrangements - Section BB (drawing ref. 10338-SHP-A-B5D8-G200-SE-BB-001)

- External Wall Façade Detail - Lower Level Brickwork (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-001)
- External Wall Façade Detail - Level 02 Brickwork (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-002)
- External Wall Façade Detail - Level 05 Brickwork (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-003)
- External Wall Façade Detail - Upper Level Zinc Shingles (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-004)
- External Wall Façade Detail - Upper Level Red Brickwork (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-005)
- External Wall Façade Detail - Lower Level Brickwork - Oldham Street (drawing ref. 0338-SHP-A-B5D8-G251-DE-XX-006)
- External Signage Elevation - South West - Back Spear Street (drawing ref. 10338-SHP-A-B5D8-G400-EL-SW-001)
- Demolition Plan - Level TY -Typical Level (drawing ref. 10338-SHP-A-B5D8-JC20-PL-TY-001)
- Demolition Elevation - North East - Warwick Street (drawing ref. 10338-SHP-A-B5D8-JC20-EL-NE-001)
- Demolition Elevation - South East - Spear Street (drawing ref. 10338-SHP-A-B5D8-JC20-EL-SE-001)
- Transport Statement and Travel Plan, prepared by Curtins
- Waste Management and Servicing Strategy, prepared by Curtins
- Noise Impact Assessment, prepared by Hann Tucker
- Economic Impact/Benefits Statement, prepared by Turley
- TV, Radio and Broadband Assessment (Interference and Connectivity), prepared by G Tech
- Ecological Appraisal, prepared by RPS
- Bat Survey Report, prepared by RPS
- Heritage Statement, prepared by Turley
- Archaeological Assessment, prepared by Salford Archaeology
- Townscape and Visual Impact Assessment, prepared by Turley (in Parts 1-5 for submission purposes)
- Statement of Community Involvement, prepared by Turley
- Ground Conditions Phase 1, prepared by Solmek
- Flood Risk / Drainage Statement, prepared by DP2
- Air Quality Assessment, prepared by Redmore Environmental

- Daylight/Sunlight Assessment, prepared by GIA
- Wind Assessment, prepared by GIA
- Energy and Sustainability Statement and BREEAM Pre Assessment, prepared by Caldwell
- Planning Statement including Tall Building Statement (as appended), prepared by Turley
- Crime Impact Statement, prepared by GMP
- Ventilation Strategy, prepared by Caldwell
- Design and Access Statement, prepared by Simpson Haugh (in Parts 1-5 for submission purposes)
- CEMP, prepared by Cumming Group
- Viability Appraisal, prepared by Cushman & Wakefield
- Market Report, prepared by Colliers

I trust that you are in receipt of everything that you need to validate the application and I look forward to receiving confirmation of this shortly. Please get in touch if you have any queries or require anything further.

Yours sincerely



Stephen Bell
Senior Director, Head of North Planning

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