

16 September 2022
L220916 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-11547680

Dear Sir or Madam,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PHYSICAL WORKS TO FRONT ELEVATION
UNIT B3, CITY TOWER, MOSLEY STREET, MANCHESTER, M1 4AH
APPLICATION BY CITY TOWER UNIT TRUST**

Introduction

We write on behalf of our client, City Tower Unit Trust, to apply for planning permission for physical works to the front elevation of Unit B3, City Tower in Manchester.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- The completed application forms and certificates;
- This cover letter;
- The following plans:
 - Drawing Ref: 1472-SK-07 – ‘Site Location Plan’
 - Drawing Ref: 1472-SK-08 – ‘Existing Front Elevation’
 - Drawing Ref: 907-274 – ‘Proposed Front Elevation’

As the application has been submitted electronically via the Planning Portal website (**Ref: 11547680**), a payment for the application fee of £234.00, has been made online.

Application Site

The application site is located within Manchester City Centre, fronting Mosley Street and is located within a prime shopping area. The landmark building has benefited from considerable investment over recent years and occupies a prominent position within the City Centre. The area benefits from a diverse offering of retail, leisure and business opportunities surrounded by operators including Gong Cha Café, Nudo Noodle Bar and Sainsbury's. The unit measures approximately 881 sq.ft.

The surrounding context is predominantly commercial and surrounded by various retail/ F&B units. It is in close proximity to Piccadilly Gardens and as a result benefits from excellent connectivity and constant passing footfall.

The Proposal

The application seeks planning permission for physical works to refurbish the front elevation of Unit B3.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The revised design has regard to the objectives of both local and national planning policies which seek to secure high quality design in all new developments. The proposed works will include modern design and high quality materials and accord with the aspirations and objectives of these design principles.

The proposed elevations are illustrated on Drawing Ref: 907-274 – 'Proposed Front Elevation' and will likely include the following principal elements, subject to confirmation from the appointed contractor:

- Laminated external glass façade with steel truss structural frame;
- Double leaf glazed doors; and
- Existing shopfront to be over sprayed (neutral colour).

The proposed works are minor and are required to bring the unit in keeping with the surroundings and enable the unit to be let, contributing to the vitality and viability of the City Centre.

The proposed development will significantly improve the appearance of the unit and add uniformity to the shopfront design of the ground floor units at City Tower.

Conclusion

The application seeks planning permission for physical works to the front elevation of Unit B3, City Tower in Manchester.

The proposal is made in order to bring the unit in keeping with the surrounding context and allow the unit to be let. It is not considered to be contentious in any way and we kindly request permission is granted at the earliest opportunity.

We conclude that the proposed development accords with the development plan and all other material considerations. We respectfully request that the application is approved and planning permission is granted without delay.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Katie Parfett or Francesca Opoku-Gyamfi at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning

Enc.