

USDAW: Core Documents List

Core Document Reference	Document Title
CD 1: Application submission documents – 23 December 2020	
1.0	Cover Letter
1.1	Application Forms and Certificates
1.2	Design and Access Statement, prepared by Tim Groom Architects
	Existing Building Outline with Tree Survey (ref: 1093-TGA-XX-ZZ-DR-A-02001 Rev B)
	Site Red Line (ref: 1093-TGA-XX-ZZ-DR-A-02002)
	Site Line Red (ref: 1093-TGA-XX-ZZ-DR-A-02003)
	GA Ground Floor (ref: 1093-TGA-XX-00-DR-A-03000 Rev D)
	GA First Floor (ref: 1093-TGA-XX-01-DR-A-03001 Rev C)
	GA Second Floor (ref: 1093-TGA-XX-02-DR-A-03002 Rev C)
	GA Third Floor (ref: 1093-TGA-XX-03-DR-A-03003 Rev C)
	GA Fourth Floor (ref: 1093-TGA-XX-04-DR-A-03004 Rev C)
	GA Fifth Floor (ref: 1093-TGA-XX-05-DR-A-03005 Rev C)
	GA Sixth Floor (ref: 1093-TGA-XX-06-DR-A-03006 Rev C)
	GA Seventh Floor (ref: 1093-TGA-XX-07-DR-A-03007 Rev C)
	GA Eighth Floor (ref: 1093-TGA-XX-08-DR-A-03008 Rev C)
	GA Ninth Floor (ref: 1093-TGA-XX-09-DR-A-03009)
	GA Tenth Floor (ref: 1093-TGA-XX-DR-A-03010)
	GA Eleventh Floor (ref: 1093-TGA-XX-DR-A-03011)
	GA Twelfth Floor (ref: 1093-TGA-XX-DR-A-03012)
	Proposed Elevation A (ref: 1093-TGA-XX-ZZ-DR-A-05001)
	Proposed Elevation B (ref: 1093-TGA-XX-ZZ-DR-A-05002)
	Proposed Elevation C (ref: 1093-TGA-XX-ZZ-DR-A-05003)
	Proposed Elevation D (ref: 1093-TGA-XX-ZZ-DR-A-05004)
	Proposed Elevation E (ref: 1093-TGA-XX-ZZ-DR-A-05005)

	Proposed Elevation G (ref: 1093-TGA-XX-ZZ-DR-A-05007)
	Proposed Elevation H (ref: 1093-TGA-XX-ZZ-DR-A-05008)
	Block A Detailed Elevation A (ref: 1093-TGA-XX-ZZ-DR-A-21100)
	Block A Detailed Elevation B (ref: 1093-TGA-XX-ZZ-DR-A-21101)
	Block A Detailed Elevation C (ref: 1093-TGA-XX-ZZ-DR-A-21102)
	Block A Detailed Elevation D (ref: 1093-TGA-XX-ZZ-DR-A-21103)
	Block B/C Detailed Elevation E (ref: 1093-TGA-XX-ZZ-DR-A-21104)
	Block B/C Typical Bay Study (ref: 1093-TGA-XX-ZZ-DR-A-21105)
	Existing Ground Floor Plan (ref: 1093-TGA-XX-00-DR-A-03100)
	Existing Mezzanine Plan (ref: 1093-TGA-XX-M-DR-A-03101)
	Existing First Floor Plan (ref: 1093-TGA-XX-01-DR-A-03102)
	Existing Basement Plan (ref: 1093-TGA-XX-B-DR-A-03103)
	Ground Floor Demolition Plan (ref: 1093-TGA-XX-00-DR-A-03200)
	Mezzanine Floor Demolition Plan (ref: 1093-TGA-XX-M-DR-A-03201)
	First Floor Demolition Plan (ref: 1093-TGA-XX-01-DR-A-03202)
	Existing Elevation A (ref: 1093-TGA-XX-ZZ-DR-A-05101)
	Existing Elevation B (ref: 1093-TGA-XX-ZZ-DR-A-05102)
	Existing Elevation H (ref: 1093-TGA-XX-ZZ-DR-A-05103)
1.3	Planning Statement prepared by Turley
1.4	Statement of Community Involvement prepared by Lexington Communications
1.5	Manchester Student Demand Study prepared by Knight Frank
1.6	Economic Impact Statement prepared by Turley
1.7	Commercial Market Assessment prepared by Edwards and Co
1.8	Heritage Statement prepared by Stephen Levrant Heritage Architecture
1.9	Landscape Design Development (rev 2) prepared by Layer Studio
1.10	Landscape GA (including topographical information) (ref: 204-LYR-XX-ZZ-DWG-L-1001 Rev 7

1.11	Softworks (ref: 204-LYR-XX-ZZ-DWG-L-1002 Rev 5)
1.12	Tree Constraints (ref: 204-LYR-XX-ZZ-DWG-L-1003 Rev 1)
1.13	Site Wide Sections (ref: 204-LYR-XX-ZZ-DWG-L-2000 Rev 2)
1.14	Transport Statement prepared by Focus Transport Planning
1.15	Travel Plan prepared by Focus Transport Planning
1.16	Arboricultural Statement prepared by Cheshire Woodlands
1.17	Air Quality Assessment prepared by Redmore Environmental
1.18	Archaeological Desk Based Assessment prepared by RPS
1.19	Ground Investigation Report prepared by Tier Consult
1.20	Flood Risk Assessment prepared by Tier Cosult
1.21	Ecological Assessment prepared by Bowland Ecology
1.22	Noise Impact Assessment prepared by Philip Dunbavin Acoustics Ltd
1.23	Daylight and Sunlight Assessment prepared by Consil
1.24	Energy Statement prepared by Ensphere
1.25	Sustainability Statement prepared by Ensphere
1.26	Demolition and Construction Management Plan prepared by Watkin Jones Group
1.27	Student Management Plan prepared by Fresh
1.28	Broadband Connectivity Assessment prepared by Pager Power
1.29	Television and Radio Desk-Based Report prepared by Pager Power
1.30	Overheating Study prepared by Quality Engineering Design Limited

CD 2: Supplementary information submitted 28 May 2021

2.01	Townscape and Visual Impact Assessment prepared by Turley
2.02	Written response from the Places Matter Design Review Panel
2.03	Design Briefing Note
2.04	BREEAM Excellent commitment letter prepared by Ensphere
2.05	BREEAM Pre-assessment Report prepared by Ensphere

CD 3: Ad hoc submission material

3.01	Crime Impact Statement prepared by GMP submitted 28 January 2021
3.02	Wind Microclimate Assessment Report prepared by GIA submitted 24 February 2021
3.03	Highway Note prepared by Focus Transport Planning submitted 4 March 2021
3.04	Waste Management Strategy submitted 29 March 2021
3.05	Refuse Information (drawing ref: 1093-TGA-XX-00-DR-A-03800) submitted 29 March 2021
3.06	Demolition and Construction Management Plan (Rev 2) submitted 29 March 2021
3.07	Water Pipe Risk Assessment submitted 10 May 2021
3.08	Demolition and Construction Management Plan (Rev 3) submitted 10 May 2021
3.09	Demolition and Construction Management Plan (Rev 4) submitted 3 June 2021
3.10	Letter from Turley regarding Policy H12 submitted 6 July 2021
3.11	Social Value Statement prepared by Seer Bridge submitted 26 July 2021
3.12	Drainage Strategy Report, prepared by Tier

CD 4: Documents received from/published by Manchester City Council (MCC)

4.01	Application validation letter dated 7 January 2021
4.02	Officer Report to Planning Committee published 26 August 2021
4.03	Late Update Report to Planning Committee published 2 September 2021
4.04	Decision Notice issued 3 September 2021
4.05	MCC Summary of Consultation Responses issued 23 February 2021
4.06	Consultation Response – Cadent Gas (Dated 14/01/2021)
4.07	Consultation Response – Environment Agency (Dated 26/01/2021)
4.08	Consultation Response – GMP Designing Out Crime (Dated 03/02/2021)
4.09	Consultation Response – GMEU (Dated 03/03/2021)
4.10	Consultation Response – MCC Arboricultural Officer (Dated 03/03/2021)

4.11	Consultation Response – MCC Environmental Health (Dated 19/03/2021)
4.12	Consultation Response – MCC Environmental Health (Dated 15/04/2021)
4.13	Consultation Response – MCC Environmental Health (Dated 20/05/2021)
4.14	Consultation Response – MCC Flood Risk Management (Dated 18/01/2021)
4.15	Consultation Response – MCC Highways
4.16	Consultation Response – MCC Highways (Dated 11/03/2021)
4.17	Consultation Response – United Utilities (Dated 09/02/2021)
4.18	Consultation Response – Councillor Alijah (Dated 03/02/2021)
4.19	Consultation Response – Councillor Ilyas (Dated 03/02/2021)
4.20	Consultation Response – Withington Ward Councillors
4.21	Consultation Response – Afzal Khan MP (Dated 09/03/2021)
4.22	Consultation Response – St James Primary School (Dated 03/03/2021)
4.23	Consultation Response – University of Manchester (Dated 18/12/2020)
4.24	Consultation Response – Fallowfield Community Guardians (Dated 04/02/2021)
4.25	Consultation Response – Fallowfield Community Guardians (Dated 03/03/2021)
4.26	Consultation Response – Rusholme and Fallowfield Civic Society (Dated 03/02/2020)
4.27	Consultation Response – Withington Civic Society (Dated 30/01/2021)
4.28	Consultation Response – Friends of Platt Fields Park (Dated 31/01/2021)
4.29	Consultation Response – South East Fallowfield Residents Group (Dated 31/08/2021)
4.30	Public Consultation Responses (<i>provided by MCC as 8 PDF files</i>)

CD 5: Appeal Documents

5.01	Notification of intent to submit an appeal (Dated 28 October 2021)
5.02	Appeal submission cover letter (Dated 12 November 2021)
5.03	Appeal Forms (Dated 12 November 2021)
5.04	Appeal Notice Cover Letter and Form to the landowners x2 (Dated 12 November 2021)

5.05	Appellant's Statement of Case <i>(as submitted with the Appeal on 12 November 2021)</i>
5.06	Appellant's Initial Draft Statement of Common Ground <i>(as submitted with the Appeal on 12 November 2021)</i>
5.07	Appellant's Hearing Statement of Case <i>(as submitted to PINS on 18 February 2022)</i>
5.08	Appellant's Hearing Statement of Case Appendix 1 – Townscape Views and Visual Amenity Appeal Statement <i>(as submitted to PINS on 18 February 2022)</i>
5.09	Appellant's Hearing Statement of Case Appendix 2 – Architecture and Design Appeal Statement <i>(as submitted to PINS on 18 February 2022)</i>
5.10	Appellant's Hearing Statement of Case Appendix 3 – Heritage Appeal Statement <i>(as submitted to PINS on 18 February 2022)</i>
5.11	Appellant's Hearing Statement of Case Appendix 4 – Arboricultural Report <i>(as submitted to PINS on 18 February 2022)</i>
5.12	Appellant's Hearing Statement of Case Appendix 5 – Highways Technical Note <i>(as submitted to PINS on 18 February 2022)</i>
5.13	Appellant's Hearing Statement of Case Appendix 6 – Manchester Student Demand Study <i>(as submitted to PINS on 18 February 2022)</i>
5.14	Appellant's Hearing Statement of Case Appendix 7 – UoM Letter of Support <i>(as submitted to PINS on 18 February 2022)</i>
5.15	Appellant's Hearing Statement of Case Appendix 8 – Church Inn Committee Report <i>(as submitted to PINS on 18 February 2022)</i>
5.16	Appellant's Hearing Statement of Case Appendix 9 – MCC Email on Financial Contributions <i>(as submitted to PINS on 18 February 2022)</i>
5.17	Appellant's Hearing Statement of Case Appendix 10 – Great Marlborough Street Committee Report <i>(as submitted to PINS on 18 February 2022)</i>
5.18	Appellant's Hearing Statement of Case Appendix 11 – New Wakefield Street Committee Report <i>(as submitted to PINS on 18 February 2022)</i>
5.19	Appellant's Hearing Statement of Case Appendix 12 – MCC Executive Report November 2019 <i>(as submitted to PINS on 18 February 2022)</i>
5.20	Appellant's Hearing Statement of Case Appendix 13 – MCC Executive Report December 2020 <i>(as submitted to PINS on 18 February 2022)</i>
5.21	Covering Letter – Appellants Statement of Case <i>(as submitted to PINS on 18 February 2022)</i>
5.22	LPA's Hearing Statement of Case (including Appendices)
5.23	Third Party Representations to Appeal

5.24	Appellant's Rebuttal (dated 09 June 2022)
5.25	Covering Letter – Appellant's Rebuttal (dated 09 June 2022)
CD 6: Relevant Technical, Policy and Guidance Documents	
6.01	National Planning Policy Framework (July 2021)
6.02	The Manchester Core Strategy (2012)
6.03	Saved Policies of the Manchester Unitary Development Plan (1995)
6.04	Resolution of Manchester City Council Executive on PBSA (December 2020)
6.05	Greater Manchester Housing Strategy 2019 – 2024 (2019)
6.06	A Greater Manchester Vision for Housing (2019)
6.07	Corridor Manchester Strategic Spatial Framework (March 2018)
6.08	Greater Manchester Strategy (2017)
6.09	Guide to Development in Manchester Supplementary Planning Document (2007)
6.10	A Strategic Vision for Corridor Manchester (2015)
6.11a	National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019)
6.11b	National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2021)
6.12	Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3)
6.13	Landscape Character Assessment, 2016 (Landscape Institute: Technical Information Note 08/2015)
6.14	Townscape Character Assessment, 2017 (Revised April 2018) (Landscape Institute: Technical Information Note 05/2017)
6.15	Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).
6.16	Manchester Residential Quality Guidance (March 2017)
CD 7: Other Documents	
7.01	Fusion Appeal Decision (APP/B4215/W/21/3287525)
7.02	Gamecock Public House Committee Report (LPA ref. 130387/FO/2021)