

1 July 2022

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela

Alberton House, St Mary's Parsonage, Manchester - Full Planning Application

On behalf of our Bruntwood RB Ltd, please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the redevelopment of Alberton House.

The 0.26 hectare Site is within the St Mary's Parsonage area, in Manchester City Centre. The Site is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Alberton Bridge House (car park) to the west and the River Irwell to the north. The Site is identified for redevelopment within the St Mary's Parsonage Strategic Regeneration Framework (SRF).

Description of Development

The Proposed Development includes the redevelopment of Alberton House, located on St Mary's Parsonage. This includes the demolition of the existing building and the erection of a new, contemporary 19 storey including ground floor (and mezzanine) Grade A office building, including F&B floorspace on the ground floor, and a rooftop amenity and wellness space (floors 17 & 18).

Overall the Proposed Development will deliver c. 32,260 sqm (GEA) of commercial floorspace. The quantum of the Proposed Development is set out below:

- Office (Class E(g)(ii)) – c. 26,420 sqm (GIA) (including mezzanine)
- Office ancillary and amenity (Use Class E(g)(i)) – c. 1,330 sqm (GIA)
- Flexible commercial (F&B) ((Use Class E (a), (b), (c) and/ or drink establishment Sui Generis – c. 1,470 sqm (GIA) at ground floor
- Ancillary Wellness Centre (Sui Generis and, Use Class E (a), (b), (g)(i)) and/ or drinking establishment Sui Generis)– directly associated with Bruntwood's commercial customers) including swimming pool – c. 1,740 sqm (GIA) at levels 17 and 18.

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The Proposed Development is summarised below:

- Demolition of the existing Alberton House and erection of a c. 32,260 sqm (GEA) highly sustainable 19-storey office-led building;
- The office reception, including a double height entrance space is located at the ground floor along St Mary's Parsonage, as well as back of house areas including the bin store;
- Food and beverage floorspace at the ground floor level fronting the river, with an external terrace activating the Trinity Bridge walkway;
- Mezzanine with co-working space such and amenity features;
- Basement includes a cycle hub (with 120 secure cycle parking spaces), a gym, changing and showering facilities, back of house areas and plant areas;
- Floors 1 – 16 provide office accommodation, with floors 1-2 providing serviced accommodation fit out by Bruntwood Works;
- A rooftop amenity and wellness space on 17th and 18th floors, including a leisure and fitness offering with a swimming pool and associated facilities;
- A panoramic landscaped, external rooftop terrace on 17th floor.
- Tree planting and public realm enhancements along St Mary's Parsonage and Trinity Bridge walkway
- Highways works and servicing arrangements including a loading bay along St Mary's Parsonage;
- Drainage and ecological works, including the installation of blue roof; and
- Other associated works.

The description of development as stated on the planning application form is as follows:

*“Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building to form a mixed use office development with ancillary office amenity (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works.”***Application Documentation**

This covering letter should be read in conjunction with the following documents submitted with this application:

Document	Prepared By
Application Form and Certificates	Deloitte
Site Location Plan	EPR Architects
Existing Site Plan	EPR Architects
Existing and Proposed Plans, Sections and Elevations	EPR Architects
Landscaping Plans	Planit-ie
Design and Access Statement (Architectural)	EPR Architects
Accommodation Schedule	EPR Architects

Document	Prepared By
Landscaping Design and Access Statement	Planit-ie
Statement of Consultation	Deloitte
Ventilation Strategy	Hilson Moran
Green and Blue Infrastructure Statement (appended to this Statement)	Deloitte
Archaeology Desktop Study	Salford Archaeology
Arboricultural Survey	Bowland
Economic Impact Assessment	Ekosgen
Lighting Strategy included within Landscaping DAS	EPR Architects
Energy Statement	Hilson Moran
Environmental Standards Statement	Hilson Moran
Air Quality Assessment	Hilson Moran
Crime Impact Statement	Greater Manchester Policy (GMP)
Topographical Survey	West Coast Geomatics
TV Reception Survey	Pager Power
Technical Aerodrome Safeguarding Assessment	Pager Power
Ecological Assessment (including Biodiversity Net Gain Assessment)	Penny Anderson Associates
Noise and Vibration Assessment	Sandy Brown
Wind Assessment	GIA
Daylight, Sunlight and Overshadowing Assessment	GIA
Site Waste Management Strategy	Curtins
Interim Travel Plan	Curtins
Transport Statement	Curtins
Flood Risk Statement and Drainage Strategy (SuDs)	Curtins
Local Labour Agreement	Bruntwood RB Limited
<u>Environmental Statement Volume 1:</u>	
• Chapters 1-4: Introductory Chapters	Deloitte
• Chapter 5: Construction Management and Programme	Sir Robert McAlpine Ltd and PP O'Connor
• Chapter 6: Townscape and Visual Impact	Chris Burnett Associates
• Chapter 7: Built Heritage	Stephen Levrant Heritage Architecture
• Chapter 8: Ground Conditions	Curtins

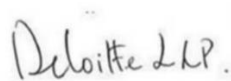
Document	Prepared By
• Chapter 9: Climate Change	Ramboll
Environmental Statement: Volume 2 – Technical Appendices	EIA Technical Consultants
Environmental Statement: Non-Technical Summary	Deloitte with input from EIA Technical Consultants

Application Fee

Payment of the planning application fee in the sum of £75,437 has been made to Manchester City Council via Planning Portal. I would be grateful if you could please confirm receipt of this fee. This application has been submitted via Planning Portal under reference PP-11357670.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) and Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.