



Jennifer Atkinson
Planning Department
Manchester City Council
Town hall
Albert Square
Manchester
M60 2LA

PP-14541033
UK0042275.0970
30 March 2026
CONFIDENTIAL

Dear Jen,

On behalf of McGoff Group Ltd (the applicant), please find enclosed a full planning application for the following:

“Erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first floor apartment.”

Background

McGoff Group are an award-winning developer with over 50 years experience in the property industry. McGoff Group have built and are developing several projects across Greater Manchester, including within Manchester City Centre, and surrounding neighbourhoods such as Trafford and Salford.

Application Documents

The application forms and certificate have been submitted via the Planning Portal, with the reference PP-14541033.

The submission comprises of a suite of documents set out below, which fully explain and justify the development proposals. The scope of the application documentation was agreed through pre-application consultations with Manchester City Council as the Local Planning Authority.

Validation requirements

The application comprises of:

- Application Form and Certificate- WSP
- Architectural Plans- Jon Matthews Architects
- Planning Statement- WSP
- Heritage Statement- WSP
- Noise Assessment- DBX
- Affordable Housing Statement- WSP
- Air Quality Statement- Redmore Environmental
- Broadband Connectivity Assessment- GTech Surveys
- Crime Impact Statement- GMP Design for Security
- Community Involvement Statement- WSP

- CEMP / Waste Management- McGoff Group Projects
- Daylight / Sunlight- Proximity
- Design and Access Statement (DAS)-Jon Matthews Architects
- Preliminary Ecological Assessment and BNG Exemption- Leigh Ecology
- Economic Impact Infographic- WSP
- Flood Risk Assessment and Drainage- Booth King
- Phase 2 Site Investigation-LK Group
- Lighting Assessment- DW Windsor
- Tall Buildings Statement- WSP
- Transport Statement and Travel Plan- SCP
- Wind Report- Arcaero
- Energy Statement, Upfront Carbon Assessment and Overheating Report- Davies Partnership & Base Energy
- Landscaping Plans- Planit
- Townscape and Visual Impact Assessment- Planit-IE
- Archaeological Assessment- Civic
- Blue and Green Strategy Response- Planit
- TV and Radio Reception Impact Assessment- GTech Surveys
- Local Labour Agreement- WSP
- Fire Statement and Fire Strategy- OFR
- Financial Viability Assessment- Savills
- Management Strategy- McGoff
- Waste Strategy- Jon Matthews Architects
- Structural Report- Booth King
- Demolition Phase Plan- Booth Hill Demolition
- Demolition Method Statement and Risk Assessment- Booth Hill Demolition

The drawings submitted as part of the application are as follows:

Title	Drawing reference
GA Site Plans	-
Site Location Plan	243-JMA-MP-00-DR-A-001000 Rev P04
Proposed Site Plan	243-JMA-MP-00-DR-A-000200 Rev P01
GA Plans	-
Proposed Ground Floor	243-JMA-B1-00-DR-A-022200 Rev P11
Proposed 1st to 7th Floor	243-JMA-B1-01-DR-A-022201 Rev P07
Proposed 8th to 16th Floor	243-JMA-B1-02-DR-A-022208 Rev P02
Proposed Roof	243-JMA-B1-17-DR-A-022217 Rev P02
Alterations Plan	243-JMA-B1-00-DR-A-021100 Rev P03
Existing Site Plan	243-JMA-B1-00-DR-A-021000 Rev P03
GA Elevations	-
Proposed South East Elevation	243-JMA-B1-ZZ-DR-A-042200 Rev P06
Proposed North West Elevation	243-JMA-B1-ZZ-DR-A-042201 Rev P06
Proposed North East Elevation	243-JMA-B1-ZZ-DR-A-042202 Rev P06
Proposed South West Elevation	243-JMA-B1-ZZ-DR-A-042203 Rev P06

Existing South East Elevations	243-JMA-B1-ZZ-DR-A-041000 Rev P01
Existing North West Elevations	243-JMA-B1-ZZ-DR-A-041001 Rev P01
Existing North East Elevations	243-JMA-B1-ZZ-DR-A-041002 Rev P01
Existing South West Elevations	243-JMA-B1-ZZ-DR-A-041003 Rev P01
GA Sections	-
Proposed Section AA	243-JMA-B1-AA-DR-A-052200 Rev P04
GA Elevation Details	-
Bay Study	243-JMA-B1-ZZ-DR-A-104200 Rev P02
Bay Study Ground Floor	243-JMA-B1-ZZ-DR-A-104201 Rev P02
GA Demolition Plans	-
Demolition Site Plan	243-JMA-B1-00-DR-A-021100 Rev P03
Landscape Plans	-
General Arrangements Plan	3917.2-PLA-XX-XX-DR-L-0001 Rev P02
General Arrangements Softworks Plan	3917.2-PLA-XX-XX-DR-L-2000 Rev P02
General Arrangements Furniture Plan	3917.2-PLA-XX-XX-DR-L-4000 Rev P02
General Arrangements Hardworks Plan	3917.2-PLA-XX-XX-DR-L-1000 Rev P02
General Arrangements Levels Plan	3917.2-PLA-XX-XX-DR-L-3000 Rev P02

The application fee of £50,937.00 has been paid to the Council via the Planning Portal.

We trust that the information submitted is sufficient, and we look forward to confirmation that the application has been validation.

Please do not hesitate to get in touch if you have any queries or require any further information.

Yours faithfully



Vanessa Rowell
Associate