Developments
Design
Project Management

URBANE forms

20 Feb 2026

26,02,20-25001,3.01,01

Manchester City Council

Planning, Building Control, Licensing
Growth and Neighbourhoods Directorate

PO Box 532, Town Hall Extension,
Albert Square, M60 2LA

For the attention of Ms E Booth

Dear Emily

86-88 Tib St, Manchester

Please find enclosed a copy of our documents prepared for a Full Planning Application for the above project. We have updated all the drawings and reports produced for the above project to reflect your comments. We apologize for delay in sending you the planning application documents as we had to wait for consultant's report to be completed. We believe the enclosed documents provide a comprehensive set of information responding to your requirements and will enable the regeneration of the above site to take place. This project will produce a sustainable building which improves the economy and character of the local area.

A copy of the planning documents as listed below is enclosed for your attention.

a) A copy of Full Planning Application Form.
b) A copy of Notice Form.
c) A copy of our existing and proposed planning drawings as indicated on issue sheet dated 20,02,2026.
d) A copy of proposed External Work plan.
e) Conservation and Heritage Statement
f) Design and Access Strategy.
g) Air Quality Management Strategy
h) Noise Impact Assessment
i) Energy Statement
j) Drainage statement
k) Environmental Strategy. (This includes a copy of Waste Management Strategy Proforma)
l) A PDF copy of all planning documents is uploaded via planning portal.

We believe the above documents will provide you with all the required information to ensure a positive outcome however please do not hesitate to contact us should you require any further information.

Kind Regards
Yours Sincerely,

[redacted]

Jahangir Arji
Director
For and on behalf of
Urbane Forms Ltd

Cc: Mr. A Bani, Mr N Bani

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