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18 February 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Manchester One, Portland Street, Manchester – Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for the proposed external façade refurbishment of the Manchester One building, the construction of a four-storey extension (including a rooftop terrace and plant enclosure), public realm enhancements.

The Applicant is Bruntwood Aviva 2 Ltd (hereinafter referred to as 'the Applicant').

The Site

The Site extends to approximately 3,081 sq. m. and is located in Manchester City Centre. It is bound by an entertainment venue (Yates) and Chorlton Street to the northeast, Manchester Coach Station to the southeast, Sackville Street to the southwest, and Portland Street to the northwest (the "Site").

The Proposed Development

The Proposed Development comprises the following elements:

- Refurbishment of the existing Manchester One tower:
  - Full window replacement.
  - Redecoration and minor changes to the building façade including changes to the curtain wall glazing (façade fronting onto Portland Street), redecoration of concrete spandrel panels and gable end cladding.
- Creation of a 4-storey plus plant and rooftop terrace extension to the corner of the Manchester One Building, fronting onto Portland Street and Sackville Street. The extension comprises:

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- Ground floor: Building reception space; building amenity including end-of-trip facilities; and flexible commercial space (Use Class E / Sui Generis – public houses, wine bars, or drinking establishments and/or drinking establishments with expanded food provision).
- 1st floor – 3rd floor: Commercial office space (Use Class E(c)).
- Rooftop: Rooftop terrace as part of ancillary amenity offers for building occupants, together with a plant equipment enclosure.

- Public realm and landscaping improvements, cycle parking, external substation at the rear of the building, and other associated works.

Description of Development

The formal description of the Proposed Development as covered in the application form is set out below:

"Full Planning Permission for external refurbishment of Manchester One building; creation of a 4 storey plus plant and rooftop terrace extension (Use Class E(c)), ground floor flexible commercial space (Use Class E / Sui Generis – public houses, wine bars, or drinking establishments and/or drinking establishments with expanded food provision), landscaping, cycle parking, external substation, and other associated works."

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

Application Documentation	Author
Application Form and Notices	Deloitte
Accommodation Schedule	Bridge Architects
Application Site Boundary and Location Plan	Bridge Architects
Design and Access Statement (including Development Schedule)	Bridge Architects
Landscape Design and Access Statement	Exterior Architecture
Planning and Heritage Statement (incl. Statement of Community Involvement)	Deloitte
Preliminary Ecological Assessment (incl. bat survey)	Penny Anderson Associates
Biodiversity Assessment and Metrics	Penny Anderson Associates

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Application Documentation	Author
Crime Impact Statement	Greater Manchester Police
Drainage Strategy	Booth King Consulting
Net Zero Carbon Strategy (incl. the GMCA Net Zero Proforma)	Kaizen
M&E Statement, including Ventilation and Extraction	Kaizen
Baseline Noise Assessment	Sol Acoustics
Construction Management Plan	Cubic Works
Local Labour Agreement	Cubic Works
Phase 1 and 2 Ground Conditions	NX Consulting
UXO Assessment	1st Line Defence
Ground Stability Risk Assessment	NX Consulting
Transport Statement	Curtins
Framework Travel Plan	Curtins
Waste Management Strategy	Curtins

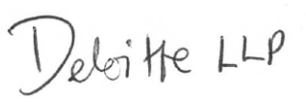
Application Fee

Payment of the planning application fee in the sum of £23,495 (in addition to Planning Portal service charge of £85) has been made via Planning portal ref: PP-14671201. We would be grateful if you could confirm receipt of this fee.

We would be grateful for written confirmation of receipt of registration of this application. If there are any points of clarification required, please do not hesitate to contact Katie Wray (kawray@deloitte.co.uk / 0161 455 6350) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

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Yours sincerely



For Deloitte LLP
Encl.