

09 December 2025

FAO Angela Leckie

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Pigeon Triangle, Fairfield Street, Manchester – Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for a new public realm, submitted to Manchester City Council.

The Applicant is Landsec (the ‘Applicant’).

The Site is bounded by further surface level car parking to the west, Travis Street to the south, the junction between Fairfield Street and Neild Street to the east and Fairfield Street to the north (the ‘Site’).

Description of Development

The Proposed Development, subject to approval, will deliver 0.067 ha of integrated soft and hard landscaping, street furniture, highways works and associated infrastructure comprising drainage. The formal description of development outlined on the Application Form for Full Planning Permission comprises:

“Full Planning Application for public realm works including re-grading and re-surfacing footpaths, highways, soft landscaping and planting of trees, replacement and reprovision of street lighting, CCTV, and street furniture, removal of car parking spaces, drainage, and associated works.”

Application Documentation

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

Document	Prepared by
Planning Application Forms, Fees and Ownership Certificates	Deloitte
Application Covering Letter	Deloitte
Application Fee	Landsec

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Document	Prepared by
Design and Access Statement	SEW
Plans and Sections	SEW
Ground Conditions Desk Based Assessment	Buro Happold
Letter of Comfort (GMP)	GMP
Flood Risk Assessment and Drainage Strategy	Buro Happold
Preliminary Ecological Appraisal and Biodiversity Net Gain (including Bat Roost Assessment)	Buro Happold
Construction Management Plan	Eric Wright
Preliminary Ecological Appraisal and Biodiversity Net Gain (including Bat Roost Assessment)	Buro Happold

Application Fee

The application for Full Planning Permission has been submitted through the Planning Portal with reference: PP-14514544 and payment of the application fee in the sum of £673.00 has been made electronically. I would be grateful for written confirmation of receipt of this fee and the registration of this application.

Yours sincerely

Deloitte LLP

Appendix A: Drawings and Plans

Drawing Reference No.	Drawing Title
0424-SEW-ZZ-ZZ-DR-L-000110	Existing Site with Proposed Planning Boundary
0424-SEW-ZZ-ZZ-DR-L-001101	Landscape General Arrangement Sheet 1
0424-SEW-ZZ-ZZ-DR-L-001102	Landscape General Arrangement Sheet 2
0424-SEW-ZZ-ZZ-DR-L-001103	Planting Plan Sheet 1
0424-SEW-ZZ-ZZ-DR-L-001104	Planting Plan Sheet 2
0424-SEW-ZZ-ZZ-DR-L-001500	Public Realm Phasing Plan
0424-SEW-ZZ-ZZ-DR-L-002800	Typical Tree Pit Detail Sheet 1
0424-SEW-ZZ-ZZ-DR-L-002801	Typical Tree Pit Detail Sheet 2
0424-SEW-ZZ-ZZ-SH-L-002000	Planting Schedule