

20 November 2025

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

**One North Parade and Five Parsonage, Parsonage Gardens, Manchester,
Application for Full Planning Permission and Demolition in a Conservation Area (PP-14276658)**

On behalf of our client, Beaconsfield Commercial Ltd, please find enclosed an application for Full Planning Permission and Demolition in a Conservation Area submitted to Manchester City Council (MCC) for the re-development of One North Parade and Five Parsonage, Parsonage Gardens, Manchester, M3 2NH (herewith referred to as 'the Site').

The Site

The Site measures 0.1ha and comprises two office buildings, One North Parade and Five Parsonage, which range between four and five storeys. The buildings were built in the 1890s for warehouse use and have since been converted into offices (Use Class E). The buildings are divided by Back College Land, which is in private ownership. Both One North Parade and Five Parsonage are considered to be Non-Designated Heritage Assets and are subject to Certificates from Immunity from Listing.

The Site is within the City Centre and, as established within the St Mary's Parsonage Strategic Regeneration Framework, the Site is in a prime commercial location. However, the buildings are in poor condition and are unable to be viably refurbished to both meet the quality and amenity requirements of modern commercial occupiers. Beyond the Site boundary is Parsonage Chambers to the north, College Land to the east, Parsonage Gardens to the south and St Mary's Parsonage to the west. It is located in the northwest of Manchester City Centre within the Deansgate Ward. It is also located within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area and the Parsonage Gardens Conservation Area (CA). The Site is within the setting of several statutory Listed Buildings.

Proposed Development

The Application proposes the demolition of existing buildings in a Conservation Area and the construction of a 14 storey (ground plus 13) (c. 89.345m AOD (roof height)). The proposals comprise a total floorspace of 11,054 sqm GIA building, comprising 10,015 sqm GIA of office space (Use Class E(c)) and 635 sqm GIA ground floor commercial space (Use Class E (b)), in addition to plant, back of house areas and cycle parking. The proposals comprise:

- 1 basement level with plant rooms, back of house and cycle facilities;
- Ground Floor restaurant, office reception and back of house areas;
- Double height mezzanine level – with the lower mezzanine comprising the restaurant and reception and end of journey facilities and the upper level comprising part-restaurant, part-office space;
- 12 levels of office space; and
- Roof level, with dedicated plant space.

The proposed description of development, as detailed within the Application Form, is as follows:

“Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c)), with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works”

The Proposed Development seeks to deliver a sustainable, high-quality mixed-use office development that directly supports Manchester’s economic, environmental and social strategic objectives for the City Centre and for the St Mary’s Parsonage Strategic Regeneration Framework area, by proposing the delivery of an increase in quantum and quality of employment floorspace in this prime commercial location.

In developing the proposals, the Applicant has carefully considered the context of the endorsed St Mary’s Parsonage SRF, existing buildings and surrounding heritage assets and the requirement to directly support the Council’s regeneration objectives. Within this context, the Applicant has rigorously explored a wide range of development options for the site; having undertaken heritage impact and viability analysis for each to inform pre-application discussions with the LPA and other key stakeholders, such as Historic England.

The Proposed Development has also been directly informed by engagement and feedback from the Local Planning Authority, statutory consultees and the local community, and this has resulted in a reduction in height by three storeys and a revised architectural approach that provides a strong contextual response to the Conservation Area and surrounding buildings through the use of high quality materials and detailing.

The proposals also include active frontage along the southern and western boundaries, which will serve to activate surrounding streets and spaces, whilst helping to catalyse wider environmental enhancements in

the wider masterplan area. The proposals are subject to an Environmental Impact Assessment (EIA) and the planning application is accompanied by an Environmental Statement.

Application Documentation

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

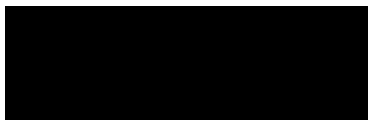
Application Documentation	Author
Air Quality Assessment	Miller Goodall
Application Forms, Certificates and Notices	Deloitte
Application Site Location Plans	Squire and Partners
Archaeology Assessment	CIVIC
BREEAM Pre-Assessment	Crookes Water Consulting
Circular Economy Statement	Crookes Walker Consulting
Crime Impact Statement	GMP
Design and Access Statement	Squire and Partners
Drainage Strategy	Renaissance
Ecological Report	Penny Anderson
Environmental Standards Statement including Energy and Carbon Statement and Proforma	Crookes Walker Consulting
Flood Risk Statement	Renaissance
Geo-environmental Assessment (Desktop)	Renaissance
Green and Blue Infrastructure Statement	Deloitte LLP
Interim Travel Plan	Curtins
Landscape Plans	Planit
Landscaping Strategy (within DAS)	Planit
Lighting Strategy (within DAS)	Squire and Partners
Local Labour Agreement	Beaconsfield Commercial Ltd
Noise and Vibration Assessment	Miller Goodall
Planning Statement	Deloitte LLP
Plans, Sections and Elevations	Squire and Partners
Socio-economic Report	Ekosgen
Statement of Consultation	Deloitte LLP
Topographical Survey	Survey Operations
Transport Statement	Curtins
TV Survey	Page Power
Ventilation Statement	Crookes Walker Consulting
Viability Assessment	CBRE
Waste Management Strategy	Curtins
Whole Life Carbon Assessment	Crookes Walker Consulting

Environmental Statement	
	Complied by Deloitte LLP with technical chapters by the technical experts
Non-Technical Summary	
Volume 1: Environmental Statement, including:	
Chapter 1. Introduction	Deloitte LLP
Chapter 2. EIA Methodology	
Chapter 3. Alternatives and Design Evolution	
Chapter 4. Site and Development Description	
Chapter 5. Construction Management (Programme and Methodology)	Bridge Consultancy
Chapter 6. Townscape and Visual Impact	Chris Burnett Associates
Chapter 7. Heritage	SLHA
Chapter 8. Daylight / Sunlight / Overshadowing	GIA
Chapter 9. Wind Microclimate	
Chapter 10. Climate Change	Crookes Walker Consulting
Chapter 11. Human Health	Enfusion
Chapter 12. Socio-Economic	CG Insight
Chapter 13. Summary of Residual Impacts	Deloitte
Chapter 14. Type 1 Cumulative Effects	

Summary

The planning application fee in the sum of £53,583.00 (incl. VAT) has been paid to Manchester City Council via Planning Portal (ref. PP-14276658). We would be grateful if you could please confirm receipt of this payment and validation of the application.

Yours sincerely



Deloitte LLP