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

PP-14828500

14th April 2026

Dear Sir/Madam,

SUBMISSION OF FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AT 24 DUTTON STREET, MANCHESTER

Please find enclosed a full planning application for the demolition of existing structures and residential redevelopment of the Site, at 24 Dutton Street, M3 1LE. The application has been submitted on behalf of the Applicant, Rani Developments Limited.

The description of development is:

> ***"Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm."***

The application has been submitted online via the Planning Portal (ref. PP-14828500) and comprises the following:

- Completed full planning application forms and ownership certificates
- Planning application fee of £59,822.00 for 189 units
- Site Location Plan prepared by Tim Groom Architects
- Existing and Proposed Site Plans, Floorplans, Elevations, Sections and Details by Tim Groom Architects
- Design and Access Statement prepared by Tim Groom Architects
- Affordable Housing Statement prepared by Zerum
- Air Quality Impact Assessment prepared by Redmore
- Archaeological Desk-Based Assessment prepared by Orion Heritage
- Ecological Survey and Assessment (including bat survey) prepared by Erap
- Broadband Connectivity Statement and TV and Radio Reception Survey prepared by GTech
- Circular Economy Statement prepared by Ridge
- Crime Impact Statement prepared by GMP
- Daylight and Sunlight Assessment prepared by GIA
- Design and Access Statement prepared by Tim Groom Architects
- Energy Strategy Statement prepared by Ridge

- Energy and Carbon Proforma by Ridge
- Financial Viability Appraisal prepared by Tim Claxton Property Limited
- Gateway 1 Fire Statement prepared by Orion Fire
- RIBA Stage 2 Fire Strategy prepared by Orion Fire
- Flood Risk Assessment and Drainage Strategy Report prepared by Ridge
- Heritage Statement prepared by Levrants
- Landscaping Plans and Workbook including Blue and Green Infrastructure Statement prepared by Land Studio
- Noise Impact Assessment prepared by Jameson Acoustics
- Ground Desktop Study prepared by Ridge
- Planning and Tall Building Statement prepared by Zerum
- Statement of Community Involvement prepared by Counter Context
- Television and Radio Reception Impact Assessment prepared by GTech
- Townscape and Visual Impact Assessment prepared by RBMP
- Transport Assessment including Interim Travel Plan prepared by SK Transport
- Wind Microclimate Assessment prepared by GIA
- Environmental Statement Volume 1 - Chapters
    - Chapter 1 Introduction
    - Chapter 2 Development Description
    - Chapter 3 Alternatives and Design Evolution
    - Chapter 4 Methodology
    - Chapter 5 Socioeconomics
    - Chapter 6 Greenhouse Gas Emissions
    - Chapter 7 Wind Microclimate
    - Chapter 8 Daylight and Sunlight
    - Chapter 9 Built Heritage
    - Chapter 10 Townscape and Visual Impact
    - Chapter 11 Cumulative and Interactive Effects
    - Chapter 12 Residual Effects and Conclusions
- Environmental Statement Volume 2 - Technical Appendices
    - Appendix 6.1 Climate Change Resilience Risk Assessment
    - Appendix 6.2 Greenhouse gas Emissions Calculations
    - Appendix 6.3 Scope 3 Emissions Considerations
    - Appendix 6.4 Legislation, Policy and Guidance
    - Appendix 7.1 Detailed Wind Microclimate Methodology
    - Appendix 8.1 Drawings of the Assessment Scenario
    - Appendix 8.2 Results for the Existing v Proposed Scenario and Cumulative Scenario
    - Appendix 9.1 Heritage Statement
    - Appendix 10.1 Planning Policy Context
    - Appendix 10.2 Zone of Theoretical Visibility and Viewpoints
    - Appendix 10.3 Verified Views
- Environmental Statement Non-Technical Summary

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours faithfully,

Nikki Sills

Nikki Sills
Partner

Encs. Drawing Issue Register