

28 April 2026

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

Dear Angela,

**Land at Postal Street, Manchester**

**Application for Full Planning Permission for a residential led development comprising residential (Use Class C3), ground floor commercial space (Use Class E), cycle parking provision and associated works**

Please find enclosed an application for full planning permission for a residential led development at Postal Street, Manchester. The Applicant is Manchester City Council (MCC) and the development is being delivered in partnership with MCC's wholly owned and managed housing company "This City", which has been set up to provide a mix of accessible rent and market homes for Mancunians.

The description of development as set out on the Planning Application Form is as follows:

*"City Council Development for the erection of a residential apartment building (Use Class C3a), of 8 storeys; together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works."*

**The Site**

The Site comprises approximately 0.2Ha of land located within the Northern Quarter in Manchester City Centre. It is bounded by Postal Street to the east, Newton Street to the north, Faraday Street to the west and Dean Street to the south. The Site currently comprises an area of previously developed hardstanding, now vacant and containing no vegetation.

**The Proposals**

The Proposed Development brings forward 126 apartments, across a new eight-storey building, with 759sqm of flexible ground floor commercial space and associated cycle parking included. 20% of the proposed apartments will be priced at Manchester's Living Rent.

## Application Documentation

The application documentation has been prepared in accordance with Manchester City Council's Validation Checklist. The following documents are submitted in support of the proposals:

| Document Title                                                           | Document Author          |
|--------------------------------------------------------------------------|--------------------------|
| Application forms, Ownership Certificates, Notices, CIL forms etc.       | Deloitte                 |
| Planning Application Fees                                                | This City                |
| Covering letter                                                          | Deloitte                 |
| Application Site Boundary and Location Plan                              | Hawkins Brown            |
| Application Drawings (Appendix A of Planning Statement)                  | Hawkins Brown            |
| Accommodation Schedule (within DAS)                                      | Hawkins Brown            |
| Existing Site Plan                                                       | Hawkins Brown            |
| CGI Views                                                                | Hawkins Brown/ This City |
| Planning Statement                                                       | Deloitte                 |
| Statement of Consultation                                                | Deloitte                 |
| Topographical Survey                                                     | SEP / Atkins Realis      |
| Green & Blue Infrastructure Statement (Appendix C of Planning Statement) | Deloitte                 |
| Design and Access Statement                                              | Hawkins Brown            |
| Below Ground Radar Assessment                                            | SEP / Atkins Realis      |
| Transport Statement                                                      | SK Transport             |
| Framework Sustainable Travel Plan (Appended to Transport Statement)      | SK Transport             |
| Heritage Statement                                                       | Deloitte                 |
| Archaeological Desk Based Assessment                                     | BWB                      |
| Flood Risk and Drainage Strategy                                         | Heyne Tillet Steel       |
| Phase 1 and Phase 2 Geo-Technical Reports                                | Heyne Tillet Steel       |
| Ecological Assessment                                                    | LUC                      |
| Ventilation Strategy                                                     | Hannan Associates        |

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| Document Title                                                                    | Document Author           |
|-----------------------------------------------------------------------------------|---------------------------|
| Operational Energy Report                                                         | Hannan Associates         |
| Embodied Carbon Assessment                                                        | Atkins Realis             |
| Carbon Pro Forma                                                                  | Atkins Realis             |
| Daylight and Sunlight Assessment                                                  | GIA                       |
| TV Reception Survey                                                               | Gtech Surveys             |
| Broadband Connectivity Assessment                                                 | Gtech Surveys             |
| Waste Pro-Forma                                                                   | Hawkins Brown             |
| Framework Construction Management Plan                                            | This City                 |
| Environmental Standards and Energy Statement (Heat and Energy Network Assessment) | Hannan Associates         |
| Sustainability Statement                                                          | Hannan Associates         |
| Noise Assessment                                                                  | Sandy Brown               |
| Local Labour Agreement: Statement of Intent                                       | This City                 |
| Crime Impact Statement                                                            | Greater Manchester Police |
| Fire Statement (Gateway One)                                                      | OFR Consultants           |
| Air Quality Report                                                                | Noise Air                 |
| Viability Assessment                                                              | Savills                   |
| Affordable Housing Statement (Appendix D of Planning Statement)                   | This City                 |

### Application Fee

Payment of the planning application (PP-13892009) will be made following submission. We would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Nathan Hiles

([nathanhiles@deloitte.co.uk](mailto:nathanhiles@deloitte.co.uk) / +44 20 7303 7501) or Michaela Cummings

([miccummings@deloitte.co.uk](mailto:miccummings@deloitte.co.uk) / +44 161 455 8254).

Kind Regards



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