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12 May 2026

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

FAO Jennifer Atkinson

Dear Jennifer,

Plot H, Sister - Full Planning Application

On behalf of RG Real Estate ('RGRE Ltd'), ID Manchester Ltd and The University of Manchester, please find enclosed an application for Full Planning Permission which seeks approval from Manchester City Council for the redevelopment of Plot H, Sister.

The 0.6ha Site is located within the northwestern corner of the former UMIST Campus, now known as Sister, in Manchester City Centre. The Site is bound by Charles Street to the south, Manchester South Junction and Altrincham Railway Viaduct and Granby Row to the north, Sackville Street to the east and Princess Street to the west. The Site is identified as a development opportunity, roughly forming Development Zone H within the ID Manchester Strategic Regeneration Framework (SRF).

Description of Development

The Proposed Development has the following description of development:

> *"Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis - PBSA) and flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works."*

Overall, the Proposed Development will deliver 1,041 PBSA units, 659sqm GEA of flexible commercial floorspace and the creation of significant provision of new public realm.

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Application Documentation

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

Planning Application Documentation	Author
Accommodation Schedule	Hodder+Partners
Application Form	Deloitte
Covering letter	Deloitte
Site Location Plan	Hodder+Partners
Proposed Plans, Elevation and Sections	Hodder+Partners
Landscape Plans	Layer
Design and Access Statement	Hodder+Partners
Landscape Strategy (included in DAS)	Layer
Planning and Tall Building Statement	Deloitte
Green and Blue Infrastructure Statement (appended to Planning and Tall Building Statement)	Deloitte
Statement of Consultation	Deloitte
Student Need Assessment	Cushman & Wakefield
Flood Risk Assessment and Drainage Strategy Report	Roscoe
Supplementary Drainage Pro-Forma	Roscoe
Shooters Brook Diversion Review	Roscoe
Aviation Safeguarding Technical Note	Pager Power
Archaeological Assessment	Civic
Framework Travel Plan	Civic
Operational Waste Strategy (including completed Waste Pro-Forma)	Civic
Environmental Standards Statement	HGCE
Energy and Carbon Statement (including completed Energy and Carbon Pro-forma	HGCE
Operational Energy Report (TM	Buro Happold
Whole Life Carbon Assessment	Buro Happold
BREEAM Pre-Assessment (PBSA and Commercial)	Synergy
Ventilation and Extraction Statement	HGCE
Thermal Comfort Report	HGCE

Planning Application Documentation	Author
Crime Impact Statement	GMP
Terrestrial Television Baseline Survey Report	Pager Power
Desk-Based Satellite Television Interference Assessment	Pager Power
Broadband Connectivity Survey	Pager Power
Circular Economy Statement	Buro Happold
Outline Operational Management Strategy (inc student move in/out and deliveries)	RGRE Ltd
Local Labour Agreement	RGRE Ltd
Ecological Impact Assessment	Tyler Grange
Arboriculture Impact Assessment, including Tree Retention and Removal Plan and Tree Protection Plan	Tyler Grange
Statutory Biodiversity Metric (Baseline and net gain assessments)	Tyler Grange
Gateway One Fire Statement for Planning	Ashton Fire
Preliminary Geoenvironmental Appraisal	Calabrian
ID Manchester Preliminary Ground investigation Interpretive Report and Final Factual Report	Arup
ID Manchester Detailed Unexploded Ordnance (UXO) Risk Assessment	1st Line Defence
Piling Strategy Contamination Risk Assessment	Roscoe
Environmental Statement	
Volume 1: Environmental Statement including:	
• Chapter 1 – Introduction	Deloitte LLP
• Chapter 2 – Methodology	Deloitte LLP
• Chapter 3 – Alternatives and Design Evolution	Deloitte LLP, with input from Hodder+Partners
• Chapter 4 – Site Context and Description of Development	Deloitte LLP
• Chapter 6 – Built Heritage	Stephen Levrant Heritage Architecture
• Chapter 7 – Townscape and Visual Impact	Layer Studio
• Chapter 8 – Noise and Vibration	Heyda and Blackbird Acoustics
• Chapter 9 – Air Quality	Buro Happold
• Chapter 10 - Transport	Civic

Planning Application Documentation	Author
• Chapter 11 – Daylight, Sunlight and Overshadowing	GIA
• Chapter 12 – Solar Glare	GIA
• Chapter 13 – Wind	GIA
• Chapter 14 – Climate Change	Buro Happold
• Chapter 15 – Socio-Economic	Buro Happold
• Chapter 16 – Human Health	Buro Happold
• Chapter 17 – Summary of Residual Effects	EIA team (as above)
• Chapter 18 – Type 1 Cumulative Effects	EIA team (as above)
Volume 2: Technical Appendices	EIA team (as above)
Volume 3: Non-Technical Summary	EIA team (as above)

Application Fee

Payment of the planning application fee in the sum of £123,613.00 (including service charge) has been made via the Planning Portal (ref: PP-14615294). I would be grateful if you could please confirm receipt of this fee.

I 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 J[redacted] / [redacted].

Yours sincerely

[redacted]

Deloitte LLP

Encl.