JLL SEE A BRIGHTER WAY

27 April 2026

Planning, Growth and Development,
Manchester City Council,
PO Box 532,
Town Hall Extension,
Manchester,
M60 2LA

Dear Sir or Madam,

FULL PLANNING PERMISSION FOR INSTALLATION OF NEW ROOF TERRACE AND ASSOCIATED ROOFTOP PLANT

ONE TONY WILSON PLACE, MANCHESTER, M15 4FN

JLL UK Planning ('JLL') have been asked by RALION PROPERTY II LIMITED (the 'Applicant') to submit an application for full planning permission for the installation of a new roof terrace and associated rooftop plant at One Tony Wilson Place, Manchester, M15 4F

The application comprises the following supporting documents:

- Planning application form and certificates duly signed and completed (prepared by JLL)
- Statutory planning fee
- Planning Drawings (prepared by JMArchitects)
    - Location Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0001-S4-P03)
    - Site Plan-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL0002-S4-P03)
    - Existing Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0001-S4-P03)
    - Existing North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0001-S4-P03)
    - Existing East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0003-S4-P03)
    - Existing-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0005-S4-P03)
    - Existing West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0007-S4-P03)
    - Existing-Section AA (ref: 7124-JMA-01-ZZ-DR-A-PL5001-S4-P03)
    - Section BB-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
    - Existing-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5005-S4-P03)
    - Site Plan-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL0003-S4-P03)
    - Proposed Seventh Floor (ref: 7124-JMA-01-07-DR-A-PL0001-S4-P02)
    - Proposed Roof Terrace Plan (ref: 7124-JMA-01-07-DR-A-PL0002-S3-P02)
    - Proposed Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0002-S4-P03)

JLL
Landmark, One Oxford Street,
Manchester, M1 4PB

  - Proposed Roof Terrace Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0003-S4-P02)
  - Proposed North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed North Elevation-North Context (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0004-S4-P03)
  - Proposed-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0006-S4-P03)
  - Proposed West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Proposed West Elevation-Site Context (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Section AA-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
  - Proposed-Section BB (ref: 7124-JMA-01-ZZ-DR-A-PL5004-S4-P03)
  - Proposed-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5006-S4-P03)
- Reports
  - Planning Statement (prepared by JLL)
  - Design and Access Statement (prepared by JMArchitects)
  - Noise Impact Assessment (prepared by Spectrum)
  - BNG Assessment/Metric (prepared by Urban Green)
  - BNG Design-Stage Report (prepared by Urban Green)
  - Lighting Strategy (prepared by Flatt Consulting)

Please note, due to the file type, the BNG Assessment/Mertic has been issued to **planning@manchester.gov.uk** via email.

The application has been submitted today via Planning Portal (ref: PP-14879327) and the fee of £2,531.00 has been paid to Manchester City Council.

We trust the information submitted is sufficient to enable full consideration of the proposals, which we consider to be acceptable for the location and in accordance with adopted planning policies and the NPPF.

We look forward to receiving confirmation that the application has been validated. Should you have any queries in the meantime, please do not hesitate to contact me

Yours Faithfully,



Yvette Black

Associate Planner

Yvette.black@jll.com