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15th May 2026

Dear Sir/Madam,

Full Planning Application for a 39-storey purpose-built student accommodation building (Sui Generis) at 10-12 Whitworth Street West, Manchester.

Cushman & Wakefield, on behalf of Atri7 6 Limited, hereby apply to Manchester City Council for planning permission for the following description of development:

> *"Full planning permission for a 39-storey purpose-built student accommodation building (Sui Generis)"*

The planning application has been submitted via the Planning Portal with the reference PP- 4821836.

Application Content

This application is accompanied by the following documents:

1. Environmental Statement, which incorporates the following topics:
   - Air Quality, prepared by PEC Ltd
   - Noise and Vibration, prepared by Sandy Brown
   - Built Heritage, Townscape and Visual Impact Assessment, prepared by Montagu Evans
   - Daylight, Sunlight and Overshadowing, prepared by GIA
   - Wind Microclimate, prepared by GIA
   - Traffic and Transport in relation to the Construction Phase, prepared by Stantec
   - Demographics, Socio-economics and Health, prepared by Cushman & Wakefield
   - Solar Glare, prepared by GIA
   - Climate Change, prepared by Mainer Associates
2. Archaeological Assessment, prepared by Greater Manchester Archaeological Advisory Service[1]
3. Aviation Safeguarding Technical Note, prepared by Gtech Surveys
4. BNG Report and Completed Metric, prepared by SLR

[1] This document was submitted with, and previously approved via, application ref. 111003/FO/2016/C1. A letter of reliance has been obtained alongside confirmation that there have been no material changes necessitating an update and thus the original conclusion remains relevant and accurate.

5. BREEAM Pre-Assessment Report, prepared by Ensphere
6. Broadband Connectivity Assessment, prepared by GTech Surveys
7. Resident Management Plan, prepared by Fusion
8. Circular Economy Statement, prepared by Mainer Associates
9. Crime Impact Statement, prepared by Greater Manchester Police
10. Design and Access Statement (including Waste Management Strategy), prepared by Corstorphine & Wright
11. Phase I Geo-Environmental Assessment Report, prepared by Brownfield Solutions Ltd
12. Phase II Geo-Environmental Assessment Report, prepared by Brownfield Solutions Ltd
13. Preliminary Ecological Appraisal, prepared by SLR
14. Bat Survey, prepared by SLR
15. Energy Statement, prepared by Amber Management
16. Fire Statement, prepared by OFR
17. Outline Fire Strategy, Prepared by OFR
18. Flood Risk Assessment and Drainage Strategy, prepared by Shear Design
19. Green and Blue Infrastructure Statement, prepared by Cushman & Wakefield
20. Outline Construction Management Plan, prepared by Domis
21. Framework Travel Plan, prepared by Stantec
22. Planning and Tall Building Statement, prepared by Cushman & Wakefield
23. Statement of Community Involvement, prepared by Lexington
24. Student Need Assessment, prepared by Cushman & Wakefield
25. Transport Assessment, prepared by Stantec
26. TV and Radio Connectivity Assessment, prepared by GTech Surveys
27. Local Labour Agreement, prepared by Fusion Students

The following drawings are submitted in support:

- Site Location Plan, Document Ref. 22987-CWA-P1-00-DR-A-0001 Rev P00
- Existing - Site Plan, Document Ref. 22987-CWA-P1-00-DR-A-0001 Rev P00
- Proposed - Block Plan, Document Ref. 22987-CWA-P1-00-DR-A-2000 Rev P00
- Proposed - Plan - Ground Floor, Document Ref. 22987-CWA-P1-00-DR-A-2001 Rev P00
- Proposed - Plan - First Floor, Document Ref. 22987-CWA-P1-00-DR-A-2002 Rev P00
- Proposed - Plan - Second Floor, Document Ref. 22987-CWA-P1-00-DR-A-2003 Rev P00
- Proposed - Plan - 3rd – 19th Floor, Document Ref. 22987-CWA-P1-00-DR-A-2004 Rev P00
- Proposed - Plan - 20th – 21st Floor, Document Ref. 22987-CWA-P1-00-DR-A-2021 Rev P00
- Proposed - Plan – 22nd – 25th Floor, Document Ref. 22987-CWA-P1-00-DR-A-2023 Rev P00
- Proposed - Plan - 26th – 37th Floor, Document Ref. 22987-CWA-P1-00-DR-A-2038 Rev P00
- Proposed - Plan - 38th Floor, Document Ref. 22987-CWA-P1-00-DR-A-2039 Rev P00
- Proposed - Plan - Roof Level, Document Ref. 22987-CWA-P1-00-DR-A-20340 Rev P00
- Proposed - Elevations - North, Document Ref. 22987-CWA-P1-00-DR-A-2101 Rev P00

- Proposed - Elevations - South, Document Ref. 22987-CWA-P1-00-DR-A-2102 Rev P00
- Proposed - Elevations - East, Document Ref. 22987-CWA-P1-00-DR-A-2103 Rev P00
- Proposed - Elevations - West, Document Ref. 22987-CWA-P1-00-DR-A-2104 Rev P00
- Proposed North Street Scene Elevation, Drawing Ref. 22987-CWA-P1-XX-DR-A-2111-P00
- Proposed Section AA, Document Ref. 22987-CWA-P1-00-DR-A-2201 Rev P00
- Proposed Section BB, Document Ref. 22987-CWA-P1-00-DR-A-2201 Rev P00
- Proposed Base Study, Document Ref. 22987-CWA-P1-00-DR-A-3001 Rev P00
- Proposed Base Study, Document Ref. 22987-CWA-P1-00-DR-A-3002 Rev P00
- Proposed Base Study, Document Ref. 22987-CWA-P1-00-DR-A-3003 Rev P00
- Proposed Base Study, Document Ref. 22987-CWA-P1-00-DR-A-3004 Rev P00
- Proposed Ground Floor Landscape Plan, Drawing Ref. 8585-PHL-XX-00-DR-L-2000 Rev P07
- Proposed 38th Floor Landscape Plan, Drawing Ref, 8585-PHL-XX-00-DR-L-2100 Rev P03

All of the above information has been submitted electronically via the Planning Portal and the application fee of £96,082 + £91 service charge has been paid.

Due to the size of some documents exceeding the Planning Portal size limit, these documents will be made available to the Council via a Sharepoint link. The link will be emailed to the Case Officer and the validation team on submission of this application.

I trust that the information submitted allows the application to be registered and validated at the earliest opportunity. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely

Katrina Hulse
Partner
Cushman & Wakefield Debenham Tie Leung Limited