13th August 2026
Our Ref: 2026.005

Matthew Dixon
69 Ashfield Road,
Altrincham,
WA15 9QN

Planning Department
Manchester City Council,
P O Box 532,
Manchester
M60 2LA

To whom it may concern,

Re: PROPOSED DEVELOPMENT AT PICCADILLY GARDENS

We are pleased to submit this full planning application, on behalf Manchester City Council (MCC) and Galliford Try, for the following proposed development at Piccadilly Gardens, Manchester:

Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

The requisite planning application fee (£2,676.00) has been paid via internal journal transfer with the planning department (Ref. C/2500/0049).

The application is supported by a suite of architectural plans and drawings prepared by Planit:

Title	Drawing No.	Revision
General Arrangement	4004-PLA-XX-XX-DR-L-0001	P12
General Arrangement Render Plan	4004-PLA-XX-XX-DR-L-0005	P02
Site Location Plan	4004-PLA-XX-XX-DR-L-0007	P02
Existing Topographic Survey	4004-PLA-XX-XX-DR-L-0008	P01
General Arrangement - Severable Plot Overlay	4004-PLA-XX-XX-DR-L-0010	P02
Hardworks General Arrangement	4004-PLA-XX-XX-DR-L-1000	P04
Softworks - Trees	4004-PLA-XX-XX-DR-L-2000	P04

Tree Retention and Removal Plan	4004-PLA-XX-XX-DR-L-2001	P04
Soils Plan	4004-PLA-XX-XX-DR-L-2002	P04
Softworks - Planting	4004-PLA-XX-XX-DR-L-2003	P04
Softworks - Planting Schedule	4004-PLA-XX-XX-DR-L-2004	P03
Levels	4004-PLA-XX-XX-DR-L-3000	P03
Typical Section F-F'	4004-PLA-XX-XX-DR-L-3001	P01
Typical Section G-G'	4004-PLA-XX-XX-DR-L-3003	P01
Typical Section H-H'	4004-PLA-XX-XX-DR-L-3004	P01
Furniture, Lighting and CCTV Plan	4004-PLA-XX-XX-DR-L-4000	P03

The application is also supported by the following drawings prepared by Civic:

Title	Drawing No.	Revision
Proposed Site Sections	4475-CIV-XX-XX-D-22001	P01
Proposed Finished Levels	4475-CIV-XX-ZZ-D-C-20001	P03

The application will also be supported by the following technical reports and documents:

Document	Prepared by
Arboricultural Impact Assessment	Arbtech
Archaeological Desk-based Assessment	Civic
Biodiversity Net Gain Design Stage Report	Civic
BNG - The Statutory Metric	Civic
Combined Flood Risk Assessment and Drainage Strategy Report	Civic
Construction Environmental Management Plan	Galliford Try
Construction Management Plan	Galliford Try
Crime Impact Statement	GMP
Design and Access Statement, incl. HVM Details, Inclusive Design appendix	Planit
Employment and Labour Proposal and Reporting Template	Galliford Try
External Lighting Strategy	Hoare Lea
Health Impact Assessment	Enabl
Heritage Assessment	Civic
Landscape Management and Maintenance Plan	Planit
Phase 1 Desk Study	Civic
Planning Statement, inc. Blue and Green Infrastructure Statement	Enabl

Preliminary Ecological Appraisal	Civic
Public Benefit Statement	Enabl
Site Waste Management Plan	Galliford Try
Statement of Community Involvement	Counter Context
Transport and Access Note	Civic
Tree Constraints Plan	Arbtech
Tree Survey	Arbtech
Utilities Report	Civic

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Matthew Dixon MRTPI
Director
Enabl