

Grimshaw Lane Manchester 20066/3.1/01

Manchester City Council
Development Management
Town Hall Extension
Albert Square
Manchester
M60 2LA

12 February 2020

Attn Ms Janeen Renshaw Livesey

Dear Madam

Grimshaw Lane Newton Heath Manchester - planning application for twelve industrial buildings with E(g) (previously B1c), B2 & B8 uses ref PP-09509394

We are pleased to note that a detailed planning application for the above site for nine speculative industrial buildings having E (previously B1C), B2 & B8 uses with a total gross internal floor area of 42,782m² (460,500ft² GIA) has been submitted on line via the Planning Portal and that the fee of £97,931 has also been paid by bank transfer by the applicant, Canmoor (Manchester) Limited, to the Council along with a CD covering all the planning submission including this cover letter.

The site is located off Grimshaw Lane, Newton Heath, Manchester and is allocated for employment use.

This site, which is 10.24 hectares, includes the former Mather & Platt Foundry which has been vacant since 2017 and is now derelict. The proposals are for twelve speculative industrial buildings with itinerant car and bicycle & motorbike parking, service areas and soft landscaping.

We note there will be no CIL payments due in connection with this application. A completed CIL form has been submitted with the application on the planning portal.

The planning application, which has been submitted on line, includes a set of Hale Architects drawings as follows:-
20066/PL1001A/PL1002/PL1003D/PL1004A/PL1005A/PL1011B/PL1012A/PL1013/PL1014/PL1051B/PL1052A/PL1053/PL1054/PL1071C/PL1073/PL1074A/PL1075A/PL1081B/PL1083/PL1084/PL1085A/PL1101B/PL1103/PL1104/PL1105A/PL1111B/PL1113/PL1114/PL1115A/PL1122B/PL1123/PL1124A/PL1125B/PL1201/PL1202/PL1203/PL1205/PL1206/PL1207

In addition a Design & Access Statement and Planning Statement, by Hale, and the following Supplemental Reports and drawings are also included in the submission:-

- Geo Env Assessment by Curtins, ref 070588-CUR-00-XX-RP-GE-001, dated 03/02/20
- Plot 2 Ground Investigation Report by Wyg Environment, dated May 2014
- Plot 3 Ground Investigation Report by Wyg Environment, dated January 2014
- Crime Impact Statement by The Greater Manchester Police
- Demolition Method Statement by Kings Heath Demolition, dated 06/11/20
- Notice of Consent for Demolition by Manchester City Council, ref DM/20/00398 dated 19/11/20
- Flood Risk Assessment & Drainage Strategy by PTA ref. 9762-PTA-XX-XX-RP-C-9071 Rev03 dated 12/02/21 (Parts 1 to 4)
- Ecology Assessment by TEP, ref 8035.01.002 v2, dated 12/02/21
- BNG calculations by TEP, ref 8035_01_001 v2, dated 12/02/21
- Soft Landscape proposals by BEA Landscape drawing ref 20-93-05C
- Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21
- Tree survey plan by BEA Landscape ref 20-93-01C
- Tree Constraints Plan 20-93-02B
- Tree retention plan by BEA Landscape ref 20-93-03C
- Tree protection plan by BEA Landscape ref 20-93-04A
- Arboricultural Impact Assessment by BEA Landscape RevA ref 2093/EH/AIA001A dated 11/02/21
- Arboricultural Method Statement by BEA Landscape RevA ref 2093/EH/1MS001A dated 11/02/21
- Acoustic Assessment by Hoare Lea, rev 02, dated 04/02/21
- Air Quality Assessment by Hoare Lea, ref. 10/11979 Rev01, dated 12/02/21
- Transport Statement by Vectos ref. R01-ES, dated 12.02.21
- Travel Plan by Vectos, ref R02-ES, dated 12.02.21
- Energy Strategy by Hive, ref 20006.R.001 RevB
- Passive Design Analysis by Hive, ref R.002 RevB
- Archaeology Statement By BSA Heritage, ref BSA 203-2a , dated 08/02/21
- BREEAM Pre-Assessment 2018 by ESC, RevD dated February 2021

This application represents the replacement of a vacant and part derelict industrial site with high quality speculative industrial development and is part of the continuing regeneration of the area.

We trust that this information is sufficient to enable the application to be registered and progressed and look forward to discussing this submission in more detail with you in due course.

Yours faithfully



Michael J Graham

Associate Director
for and on behalf of hale architecture limited

T dial: +44 (0) 207 740 0950
Mobile: +44 (0) 7970 600131
Email: mgraham@hale-adm.com