

13 May 2021

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FAO Jennifer Atkinson

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

Dear Jennifer,

Brunswick Mill, Manchester – Application for Full Planning Permission and Listed Building Consent

Please find enclosed an Application for Full Planning Permission and Listed Building Consent, which seeks approval from Manchester City Council for works to the existing Brunswick Mill (Grade II Listed) and creation of new homes, on a site located part adjacent to Bradford Road and part adjacent to Bradford Road and Beswick Street (the 'Site') as part of a residential led mixed use development. The Site comprises approximately 0.87 hectares (ha) including the existing mill and the adjacent sites located in the Eastland's Regeneration area of Manchester.

The Applicant is Brunswick Property Investments Limited.

The appearance of the mill and adjoining site negatively impact on the quality of the local environment. The planning application and LBC is focused on the re-purposing and restoration of the Grade II Listed Brunswick Mill, securing its long-term sustainable use.

Description of Development

The Proposed Development is for the refurbishment and repair of Brunswick Mill plus redevelopment of the adjoining land for further residential development. The Proposed Description of Development is as follows:

"A full application for the refurbishment, repair and reconfiguration of Brunswick Mill (including the removal of low and negligibly significant elements) to create work spaces, retail, community uses (Use Class E and Use Class F2) at the ground and first floors and new homes (Class C3) together with redevelopment of land to the (north) of Brunswick mill to create two new buildings and new homes (class C3) and commercial/ work spaces (Use Class E and Use Class F2) at the ground floor, together with roof top amenity space, car parking, access and servicing arrangements, landscaping, a new pedestrian access route to the Ashton Canal and other associated works.

Listed Building Consent for alterations to Brunswick Mill as part of comprehensive proposals to refurbish, repair and repurpose the building for a mix of commercial and residential uses.

Deconstruction of the small vestiges of perimeter walls of the former cotton mill immediately west of Brunswick Mill, known locally as Pooley's Mill."

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Application Documentation

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

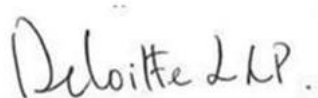
Document	Prepared by
Application Form and Certificates	Deloitte Real Estate
Site Location Plan	Hodder and Partners
Existing Site Plan	Hodder and Partners
Demolition Plan	Hodder and Partners
Application plans and drawings	Hodder and Partners
Structural drawings	CIVIC
Landscape Plan	Layer
Design and Access Statement	Hodder and Partners
Landscape and Public Realm Strategy	Layer
Daylight and Sunlight Report	AA Projects
Heritage Assessment	Stephen Levrant Heritage Architecture
Window Condition Report	Stephen Levrant Heritage Architecture
Archaeological Assessment	Salford University
Crime Impact Statement	Wardell Armstrong
Statement of Consultation	Deloitte Real Estate
Travel Plan	Curtins
Transport Statement	Curtins
Waste Management Strategy	Curtins
Ecological Survey	Rachel Hacking Associates
Energy Statement and ESS	Clancy
Ventilation Report	Clancy
Utilities Report	Clancy
Broadband Assessment	Clancy
Flood Risk and Drainage Statement	CIVIC
Noise Statement	Azimuth Acoustics UK
Management Strategy	JLL
Air Quality Statement	Ensafe
TV Reception Survey	G-Tech
Desk Top Geo-Environmental Survey	LK Consulting
Construction Methodology Statement	CIVIC
Structural Statement	CIVIC
Feasibility Report	CIVIC
Crime Impact Statement	Wardell Armstrong
Local Labour Agreement	Maryland Securities Ltd

Application Fee

Payment of the planning application fee in the sum of £37,073 has been made via the Planning Portal. 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 Rachel Brown (0161 455 6306 / rachebrown@deloitte.co.uk).

Yours sincerely,

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly slanted style.

Deloitte LLP

Encs: