

24 March 2017

Delivered by email

Dear Mr Christie, Ms Middleton,

DEANSGATE SOUTH, RESUBMISSION OF PLANNING APPLICATION, MARCH 2017

I am writing to you on behalf of Deansgate (Manchester) Limited who have resubmitted a planning application for '**Deansgate South**', a new residential development located on land between Bridgewater Viaduct and Deansgate.

Knot Mill Securities submitted a planning application to Manchester City Council for Deansgate South in December 2015. We met with you in November 2015 and presented to members of the Forum. As a reminder, I have included a site location plan on the reverse of this letter.

As you may recall, planning permission was granted for the site in March 2016. Deansgate (Manchester) Limited acquired the site shortly after. Deansgate (Manchester) Limited form part of Beech Holdings, a leading Manchester based property developer.

Following acquisition of the site, Deansgate (Manchester) Limited undertook a series of ground condition surveys. These surveys identified a number of constraints that would prevent the construction of an underground basement for parking, which was part of the previously approved application.

This has led to a number of design changes required to deliver Deansgate South within the same height, scale and mass. These key changes are:

- Removal of the basement parking to ensure the general appearance, height, scale and mass of the development remains the same;
- Reconfiguration of the ground floor to incorporate cycle parking and bin storage and a new mezzanine to incorporate the proposed commercial area;
- Small changes to the internal layout of the upper floor residential units to enhance living conditions; and

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- Changes to the proposed elevations including small amendments to glazing, which help to maintain a high quality design complementary of its prominent location.

Therefore, it has been necessary to prepare a new planning application, which has been submitted to Manchester City Council. This has now been validated and the Council will shortly write to local residents formally consulting on the plans. All related planning documents, plans and visuals will be available to download from the Council's website.

Should planning permission be granted, Deansgate (Manchester) Limited will look to commence development as soon as possible.

I wanted to take this opportunity to inform you of the re-submission. If you have any questions or would like to discuss, please don't hesitate to contact me by email at michael.clare@turley.co.uk or by phone on 0161 233 7670.

Yours faithfully



Michael Clare
Consultant, Engagement

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Site location: The site location is indicated in red below:

