



Paul Butler Associates

Planning, Development & Heritage Consultants

26 January 2022

Mrs Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/21.1678

Dear Mrs Roscoe,

567 Wilmslow Road, Manchester, M20 3QH

Planning Application for conversion and refurbishment of existing property comprising 6 bedsits / flats to 5 self-contained flats (use class C3) including rooflights and rear dormer, together with associated car parking, cycle storage and bin storage

On behalf of our client, Mr Paul Gelder, please find attached a planning application in relation to 567 Wilmslow Road, Manchester, M20 3QH. The description of development is 'conversion and refurbishment of existing property comprising 6 bedsits / flats to 5 self-contained flats (use class C3) including rooflights and rear dormer, together with associated car parking, cycle storage and bin storage'.

The proposal will deliver a series of positive planning and regeneration benefits, including:

- Providing higher quality accommodation that will be attractive to a wide range of future occupiers including young professionals, couples, and key workers. All dwellings will meet nationally described space standards.
- Improving the appearance of the building through appropriate repair / refurbishment.
- Providing dedicated bin storage and secure cycle storage provision.
- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to surrounding streets. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime.
- The provision of a development with high sustainability credentials that will deliver a range of economic, social and environmental benefits.
- The development of brownfield land which will help reduce the pressure to build on green space and Green Belt land. The site is in close proximity to high quality public transport connections enabling future residents to travel sustainably, minimising use of the car.
- The scheme will represent investment and regeneration and may also act as a catalyst for future investment in the area.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (Ljr/21.1678) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning Statement prepared by Paul Butler Associates.
4. Waste Management Strategy prepared by Paul Butler Associates.
5. Daytime Bat Survey prepared by Rachel Hacking Ecology Limited.
6. Construction Management Plan.

Drawings prepared by Pedersen Smith Architects:

Drawing No. and revision	Title	Scale	Papersize
196-00	Site Location Plan & Existing Site / Roof Plan	Varies	A3
196-01	Existing First Floor Plan	1:50	A3
196-02	Existing Second Floor Plan	1:50	A3
196-03	Existing Loft Plan	1:50	A3
196-04	Existing Elevations	1:100	A3
196-09	Proposed Site & Roof Layout Plan	1:200	A3
196-10 A	Proposed First Floor Plan	1:50	A3
196-11 B	Proposed Second Floor Plan	1:50	A3
196-12 A	Proposed Second Floor Mezzanine Plan	1:50	A3
196-13	Proposed Elevations	1:100	A3

The application fee (£2,310) will be paid on submission of the application via the Planning Portal.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Principal Planner