



Paul Butler Associates

Planning, Development & Heritage Consultants

4 March 2022

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

Ljr/22.1680

Dear Mrs Roscoe,

Land adjacent to 174 Manley Road, Manchester, M16 8NE
Planning Application for the erection of a detached dwelling (use class C3)

On behalf of our client, Hayesleech Developments Ltd, please find attached a planning application in relation to 174 Manley Road, Manchester, M16 8NE. The description of development is 'erection of a detached dwelling (use class C3)'.

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

- Providing high quality accommodation that will be attractive to a wide range of future occupiers including young professionals, couples, families and key workers.
- Providing a of high quality design which reflects the local context in a contemporary manner.
- 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 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/22.1680) 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. Design and Access Statement prepared by Guy Taylor Associates (including streetscene drawings).

Drawings prepared by Guy Taylor Associates:

Drawing No. and revision	Title	Scale	Paper size
22-0002-20-010P Rev P1	Proposed Plans (including Site Location Plan	As indicated	A1
22-0002-20-101E Rev P1	Proposed Elevations	1:50	A1

The application fee (£462.00) 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