



Paul Butler Associates

Planning, Development & Heritage Consultants

27 April 2022

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

Ljr/21.1547

Dear Mrs Roscoe,

50 Amos Avenue, Manchester, M40 2RS

Planning Application for the proposed development to erect two detached residential dwellings (C3 use) with associated access, parking and landscaping

On behalf of our client, Paradise Property Limited, please find attached a planning application in relation to 50 Amos Avenue, Manchester, M40 2RS. The description of development is 'erection of two detached residential dwellings (C3 use) with associated access, parking and landscaping'.

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, and key workers.
- The proposals will contribute towards Manchester's housing land supply.
- The site is in a sustainable and accessible location with good access to local facilities and public transport links.
- The proposals will lead to the re-use of a previously developed site, reducing the pressure to build on green space.
- Approval of this application will also make a positive contribution to the visual appeal of the local area and it will act as a catalyst for future development and enhancement to the streetscape.
- It will increase the natural surveillance within the local area, reducing crime and the fear of crime.
- The provision of a development with high sustainability credentials that will deliver a range of economic, social and environmental benefits.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (Ljr/21.1547) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Completed MCC Waste Management Proforma.
4. Planning Statement prepared by Paul Butler Associates.

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5. Design and Access Statement prepared by Guy Taylor Associates.
6. Phase 1 Geo-Environmental Assessment prepared by GeoSmart.
7. Sustainable Drainage Assessment prepared by GeoSmart.
8. Arboricultural Impact Assessment prepared by Murray Tree Consultancy.

Drawings prepared by Guy Taylor Associates Architects:

Drawing No. and revision	Title	Scale	Papersize
21-0035-10-000 P1	Existing Location - Block Plans	Varies	A1
21-0035-20-000 P1	Proposed Location - Block Plans Landscaping	Varies	A1
21-0035-20-001 P1	Proposed Floor Plans 1 of 2	1:75	A1
21-0035-20-002 P1	Proposed Floor Plans 2 of 2	Varies	A1
21-0035-20-901 P1	Technical Site Plan	1:150	A1
21-0035-20-101 P1	Proposed Elevations	1:75	A1

The application fee (£924.00) 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



Lynsay Ewart BSc (Hons) MSc MRTPI
Senior Planner