



Paul Butler Associates

Planning, Development & Heritage Consultants

21st December 2021

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

FAO Angela Leckie

Our ref: 18.1206

Dear Julie,

Land to the South of the Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN

We are pleased to submit an application for planning permission on behalf of Victor (M1) Ltd. The application relates to the above site and proposes a residential development comprising 4x three bedroom townhouses (Use Class C3), with integrated car / cycle parking, recessed balconies and rooftop terraces.

The new proposed residential development will provide a number of benefits including:

- The creation of high quality family accommodation in a highly accessible and sustainable location.
- Redevelopment of a brownfield site which helps to ease pressure to develop greenfield and Green Belt land.
- Creation of activity and natural surveillance to this section of the canal network.
- A high quality designed scheme which responds to the character and significance of nearby heritage assets.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.
- The encouragement of further investment into this key area which forms part of Manchester City Council's 'Manchester Piccadilly Strategic Regeneration Framework'.

Prior to submission of the application, the design team have consulted the Council's planning officers, local residents and businesses on the proposals. The purpose of this pre application consultation was to establish the principle of the proposals and to discuss the planning issues requiring consideration; and, to present the proposals and take on board comments received in order to develop a scheme that would meet the aspirations of all those involved in the development process.

The following documents and drawings have been provided in support of the application:

Documents

- Application form and completed ownership certificates (prepared by Paul Butler Associates)
- Design and Access Statement (prepared by Corstorphine + Wright Architects)
- Planning and Heritage Statement, including Statement of Community Involvement, Blue and Green Infrastructure Statement, Broadband Connectivity Statement, Framework Construction Management Plan and Outline Local Labour Agreement (prepared by Paul Butler Associates)
- Waste Management Strategy (prepared by Paul Butler Associates)
- Landscape Plans (prepared by Corstorphine + Wright Architects)
- Ecology Assessment (prepared by Rachel Hacking Ecology)
- Arboricultural Survey (prepared by Murray Tree Consulting)
- Noise Impact Assessment (prepared by dBx Acoustics)
- Air Quality Assessment (prepared by Redmore Environmental)
- Daylight and Sunlight Report (prepared by GIA)
- Phase 1 Preliminary Risk Assessment (prepared by Clancy Consulting)*
- UXO Desk Study & Risk Assessment (prepared by Zetica)
- Flood Risk Assessment and Drainage Strategy Report (prepared by Clancy Consulting)
- Archaeological Desk Based Assessment (prepared by Paul Butler Associates)
- External Lighting Proposals (prepared by Clancy Consulting)

Drawings (prepared by Corstorphine + Wright Architects)

Drawing No.	Drawing Title
Dwg no. 20005_0300	Site Location Plan
Dwg no. 20005_0301	Existing Site Plan
Dwg no. 20005_0302	Existing Site Sections
Dwg no. 20005_0310	Proposed Site Plan
Dwg no. 20005_0311	Proposed Site Plan – Level 00
Dwg no. 20005_0312	Proposed Site Plan – Level 01
Dwg no. 20005_0313	Proposed Site Plan – Level 02
Dwg no. 20005_0314	Proposed Site Plan – Level 03
Dwg no. 20005_0315	Proposed Site Plan – Level 04
Dwg no. 20005_0316	Proposed Site Plan – Level RF
Dwg no. 20005_0321	Proposed Elevations – Sheet 1
Dwg no. 20005_0322	Proposed Elevations – Sheet 2
Dwg no. 20005_0323	Proposed Sections – Sheet 1
Dwg no. 20005_0324	Proposed Sections – Sheet 2
Dwg no. 20005_0330	Bay Studies – Sheet 1
Dwg no. 20005_0331	Bay Studies – Sheet 2
Dwg no. 20005_0332	Bay Studies – Sheet 3
Dwg no. 20005_0333	Bay Studies – Sheet 4
Dwg no. 20005_0334	Bay Studies – Sheet 5

The above information has been submitted alongside the application forms via the planning portal. (*Due to file size these documents have been submitted via a WeTransfer link / email to Manchester City Council Planning Department rather than via the Portal).

In accordance with Regulation 3 and Schedule 1 Part 2 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits (England) (Regulations) 2012 a fee of £1,848 is payable with this application. A payment for this amount will be made separately by the applicant.

We trust that this information is sufficient to enable validation and determination of the planning application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Ewart', is positioned above the printed name.

Lynsay Ewart Bsc(Hons) Msc MRTPI
Senior Planner

Cc Mike Purcell; Victor (M1) Ltd