



Paul Butler Associates

Planning, Development & Heritage Consultants

21 June 2021

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

20.1462

FAO Jennifer Connor

Dear Mrs Roscoe

Former Greenfinch Public House, 108 Palatine Road, Didsbury, M20 3ZA
Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class 3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking

On behalf of my client, Anchorbridge Developments Ltd, please find enclosed a planning application for a residential led development at the above site. Planning permission is sought for:

‘Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class 3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking’.

The planning application represents an opportunity to deliver a high-quality development which will provide significant heritage, planning and regeneration benefits including:

- Providing a mix of apartments and houses of varying sizes which will be attractive to a wide range of future occupiers including young professionals, couples and families, helping to create a mixed and sustainable community.
- Providing office accommodation which will be associated with employment in a highly sustainable and accessible location.
- Improving the appearance of the existing building including removing later extensions / poor quality additions and the repair, repointing and cleaning of the building fabric.
- Providing a high-quality landscaping scheme which will replace the extensive tarmacked surface car parking that currently dominates the site. The landscaping scheme will incorporate existing trees where possible, with extensive new planting provided to promote biodiversity on the site.
- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to Palatine Road and Lapwing Lane, as well as the internal access road. The development will also incorporate appropriate security fixtures and fittings to buildings 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 including West Didsbury Metrolink Station and numerous bus services, 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.

In addition to this covering letter, the application is supported by the following information:

Documents

- Application form and completed ownership certificates (prepared by Paul Butler Associates)
- Air Quality Assessment (prepared by Redmore Environmental)
- Crime Impact Statement (prepared by Greater Manchester Police Design for Security)
- Design and Access Statement (prepared by AXI)
- Environmental Standards Statement (prepared by Watt Energy and Consulting Engineers)
- Extended Phase 1 Habitat Survey (prepared by Rachel Hacking Ecology).
- Highways Technical Note (prepared by AXIS).
- Landscape proposals (prepared by Margret Twigg).
- Noise Impact Assessment Report (prepared by Hann Tucker).
- Planning and Heritage Statement, including Local Labour Agreement and Outline Construction Management Plan (prepared by Paul Butler Associates)
- Phase 1 Contaminated Land Assessment (prepared by Geosmart).
- Statement of Community Consultation (prepared by Paul Butler Associates).
- Sustainable Drainage Assessment (prepared by Geosmart).
- Arboricultural Impact Assessment with Tree Protection Measures (prepared by Godwins).
- Waste Management Strategy (prepared by Paul Butler Associates).

Drawings prepared by AXI:

- 000 Rev 00 Existing Public House Plans
- 002 Rev 00 Location Plan (Proposed)
- 002 Rev 00 Location Plan (Existing)
- 005 Rev 00 Existing Site Plan
- 060 Rev 00 Existing Public House Elevations
- 070 Rev 00 Public House Elevations Proposed Demolition
- 100 Rev 00 Site Plan and House Types as Proposed
- 120 Rev 00 Proposed Public House General Arrangements
- 130 Rev 00 Plot 2 & Plot 5 Detached House Plans As Proposed
- 131 Rev 00 Plot 3 & 4 Semi Detached House Type Plans As Proposed
- 132 Rev 00 Plot 6 / 7 & 8 / 9 Small Semi-detached House Plans As Proposed
- 134 Rev 00 Plot 1 Detached House Plans As Proposed EXTN Garage
- 160 Rev 00 Plot 2 Detached House Type Elevations As Proposed
- 161 Rev 00 Plot 3 & 4 Semi Detached House Type Elevations As Proposed
- 162 Rev 00 Plot 6 / 7 & 8 / 9 Small Semi Detached House Elevations As Proposed
- 164 Rev 00 Plot 1 Detached House External Garage Elevations As Proposed
- 170 Rev 00 Public House Elevations Proposed

- 180 Rev 00 Palatine Road and Lapwing Lane Elevations As Proposed

A planning application fee of £5,544 is payable with this application. This fee will be paid electronically on submission of the application.

We look forward to receiving confirmation of the application's validation. In the meantime, should you require any further information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director