



Paul Butler Associates

Planning, Development & Heritage Consultants

31 March 2021

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

21.1559

Dear Mrs Roscoe

Prior Notification of Proposed Change of Use to Dwellings with associated Operational Development
20 South Grove, Manchester, M13 0AU

Please find attached a completed Notification of a Proposed Change of Use to Dwellings. The application has been submitted on behalf of our client Paradise Property Ltd. This notification for prior approval is made under Schedule 2 Part 3 Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application is being submitted to allow the change of use of the application building from a vacant retail premises (Class E, formerly Class A1) to use as 4no. apartments (use class C3) together with associated minor alterations.

Accompanying this application is a Prior Notification Evidence Statement prepared by Paul Butler Associates which considers the proposal with regard to exemption criteria and prior approval assessment criteria including potential for transport and highways impacts, contamination risks, flooding risks, the impact of the change of use on adequate provision of services falling within the A1 use class, design impacts, and adequate provision of daylight to all habitable rooms. The Statement demonstrates compliance with relevant legislation which allows the change of use to dwellings to be undertaken by Class M permitted development rights.

The following documents and drawings have been submitted in support of this application:

Documents:

- Prior Approval Application Covering Letter prepared by Paul Butler Associates.
- The completed Notification of a Proposed Change of Use to a Dwelling application form.
- Prior Notification Evidence Statement prepared by Paul Butler Associates.

Drawings (prepared by GA Studio):

Drawing Number	Drawing Title
L(-1)000 rev 01	Site Location Plan
L(-1)001 rev 01	Plans as Existing
L(-1)002 rev 01	Plans as Proposed

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L(-4)001 rev 01	Existing Elevations
L(-4)002 rev 01	Proposed Elevations

The Prior Approval application fee, amounting to £206, has been paid by the applicant at the time of submission.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Planner

Cc Amina Haroon, Paradise Property Ltd