



Paul Butler Associates

Planning, Development & Heritage Consultants

7 May 2020

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

FAO Carolyn Parry

19.1283/r01

Dear Mrs Roscoe

84-86 Oldham Street, Northern Quarter, Manchester, M4 1LF
Two storey roof extension to No. 84 and single storey roof extension to No. 86 to provide 4no. Apartments (C3 use), together with other external alterations

On behalf of my client, The Daylesford Trust, please find enclosed a planning application for a residential development at the above site. Planning permission is sought for:

'Two storey roof extension to No. 84 and single storey roof extension to No. 86 to provide 4no. Apartments (C3 use), together with other external alterations'.

The proposed development will make a positive contribution to much needed housing, in a highly accessible and sustainable location within the Northern Quarter of Manchester City Centre. The scheme is of high design quality and represents an efficient use of land and buildings. The scheme will deliver a series of planning and regeneration benefits, including economic, social and environmental benefits, thereby constituting sustainable development.

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)
- Design and Access Statement (prepared by Debtal Architecture)
- Planning Statement (including Waste Management Strategy and Outline Construction Management Plan) (prepared by Paul Butler Associates)
- Heritage Statement (prepared by Paul Butler Associates)
- Energy and Sustainability Statement (prepared by Watt Energy and Consulting Engineers)
- Residential Acoustic Survey (prepared by Braiden Acoustics)
- Daytime Bat Survey & Nesting Bird Survey (prepared by Rachel Hacking Ecology)
- Pre-Construction Signal Reception Impact Survey (prepared by Astbury)
- Air Quality Assessment (prepared by Redmore Environmental)

Drawings prepared by Debtal Architecture

- Site - Location and Block Plan **001**
- Existing GA Plans **002**
- Existing GA Elevations and Axo **003**
- Proposed GA Plans **004**

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- Proposed GA Elevations and Axo **005**
- Existing and Proposed Street Scene Elevations **006**

A planning application fee of £1,848 is payable with this application. This fee will be paid under separate cover by my client. We look forward to receiving confirmation of validation. In the meantime, should you require any further information, please don't hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc MPLAN MRTPI
Senior Planner