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0161 521 3234

Planning Department

Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

12/08/2025

Reference No: A1480

Re: Planning Application for Erection of a new apartment building on a vacant site at 101 Queens Road, Cheetham Hill, Manchester M8 8UT

Dear Sir/Madam,

I am writing to submit a planning application on behalf of our client for the proposed development at the above address. This application seeks permission for the erection of a new apartment building with 13 new apartments, a surface car park, and external works. The proposed building consists largely of a 3-storey building with a single penthouse on the fourth floor.

The site is located within a largely residential area, with some commercial use to the north. Located on a vacant parcel of land on the corner of Queen Rd and Appleford Drive, adjacent to a listed building.

The site has been empty and derelict for some years, and this is an opportunity to introduce much-needed residential development on this site. The proposed development has been carefully designed to reflect the character of the surrounding area and comply with relevant planning policy.

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This application is supported by the following documents:

- Completed application form
- Site Location Plan
- Existing and Proposed Plans and Elevations
- Design and Access Statement
- Acoustic Noise Assessment
- Ecological Appraisal and Biodiversity Net Gain Report
- Crime Impact Statement
- Phase 1 Contaminated Land Assessment
- Heritage Statement
- Transport Statement
- Waste Management Proforma

The proposal has been developed in accordance with the relevant local policies and the National Planning Policy Framework (NPPF). In our view, the development represents a sustainable and appropriate use of the site and accords with both local and national planning policy objectives. We respectfully consider it suitable for approval.

Should any additional information be required to validate the application or assist with its assessment, please do not hesitate to contact me using the details provided above.

We look forward to receiving confirmation of the application's registration and validation in due course.

Yours sincerely,

[redacted]

Saghir Hussain I BA(Hons) B(Arch) ARB
RIBA Chartered Architect | Director
[redacted]

RIBA Chartered Practice