Paul Butler Associates
Planning, Development & Heritage Consultants

8 September 2025

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

25.2180

Dear Mrs Roscoe,

129 Wilbraham Road, Fallowfield, M14 7DS
Single storey rear extension to shop (use class E), change of use of first floor and side extension to provide 2 x 1-bed apartments (use class C3) and provision of bin and cycle storage

On behalf of our client, JD Northwest Ltd, please find attached a planning application for 'single storey rear extension to shop (use class E), change of use of first floor and side extension to provide 2 x 1-bed apartments (use class C3) and provision of bin and cycle storage'.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (25.2180) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning Statement including Flood Risk Assessment prepared by Paul Butler Associates.
4. Completed Waste Management Strategy Pro-forma.
5. Noise Assessment for Planning prepared by AEC Ltd.

Drawings prepared by Mark Gordon Design + Associates:

Drawing No. and revision	Title	Scale
129WR/199/PL	Site Location Plan Existing Site Plan Layouts	Various
129WR/200/PL	Proposed Site Plan	1:100 @ A3
129WR/201/PL	Existing Plan Layouts	1:100 @ A3
129WR/202/PL	Existing Elevations	1:100 @ A3
129WR/204/PL	Proposed Plan Layouts	1:100 @ A3
129WR/205/PL	Proposed Elevations	1:100 @ A3

The application fee (£1,176) will be paid to Manchester City Council by the applicant via the Planning Portal.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

