



Paul Butler Associates

Planning, Development & Heritage Consultants

7 August 2025

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

Our ref: 24.2113

Dear Mrs Roscoe

Location: 6-10 Little Peter Street, Manchester

On behalf of our client, Torsion Homes Ltd, I am pleased to submit a planning application for the redevelopment of the above site.

The application seeks full planning permission for the redevelopment of the site with a residential development comprising 9 no. apartments, with associated cycle parking, refuse storage and plant in the basement.

The proposed development has been sensitively designed to ensure that it reflects the character and context of the surrounding area, complies with the parameters of the Knott Mill Masterplan, and limits impact on the amenity of nearby residents.

The development will be associated with a range of benefits including:

- The opportunity to create high quality residential accommodation in a highly accessible and sustainable location.
- The provision of housing which will meet an identified need for accommodation in the City Centre, whilst the mix of accommodation will be suitable for a wide range of people including young professionals, couples, key workers and families.
- The redevelopment of a brownfield site which will relieve pressure to build on Green Belt and greenfield sites.
- The scheme will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to surrounding streets. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.
- The scheme will regenerate a site that has been vacant / underutilised for a number of years, whilst the proposals may act as a catalyst for the redevelopment of other sites in this part of the City Centre.

I have included at Annex A the reporting and drawings that have been submitted in support of the application. The application fee of £5,377.00 will be paid by the applicant on submission.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Annex A: Schedule of Documents

Document Name	Produced / Completed by
Application Form and completed ownership certificates	Paul Butler Associates
Application Cover Letter	Paul Butler Associates
Noise Impact Assessment	Environmental Noise Solutions Limited
Air Quality Assessment	Redmore Environmental
Archaeology Assessment	BWB
Daylight and Sunlight Analysis	GIA
Design and Access Statement	Ollier Smurthwaite Architects
Environmental Standards Statement	Ridge
Flood Risk Assessment & Outline Drainage Strategy	Brennan Consult
Sequential Test and Exceptions Test	Paul Butler Associates
Planning and Heritage Statement. Also includes - Community Involvement Statement - Broadband Connectivity Statement - Construction Management Plan - Local Labor Agreement	Paul Butler Associates
Waste Management Proforma	Paul Butler Associates
Contaminated Land Desk Top Study	Ridge
TV and Radio Reception Impact Survey	GTech Surveys Limited
Highways Technical Note	Axis
Crime Impact Statement	Greater Manchester Police Design for Security
BNG Exemption Letter	Leigh Ecology Ltd

Drawing Reference Number	Drawing Name (Ollier Smurthwaite Architects)
A886_P_001A	Location Plan
A886_P_030	Existing Context Elevation – Constance Street
A886_P_031	Existing Context Elevation – Little Peter Street
A886_P_100A	Site Plan
A886_P_110A	Basement Floor Plan
A886_P_111B	Ground Floor Plan
A886_P_112B	1 st Floor Plan
A886_P_113B	2 nd Floor Plan
A886_P_114B	3 rd Floor Plan
A886_P_115C	4 th Floor Plans
A886_P_116B	Roof Plan
A886_P_310E	North Elevation
A886_P_311E	East Elevation
A886_P_312E	South Elevation
A886_P_313E	West Elevation
A886_P_320E	Proposed Context Elevation – Constance Street
A886_P_321E	Proposed Context Elevation – Little Peter Street
A886_P_410A	Section AA
A886_P_411A	Section BB