



Paul Butler Associates

Planning, Development & Heritage Consultants

23 January 2025

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

24.2101

FAO Jennifer Connor

Dear Mrs Roscoe,

430A and 432A Wilbraham Road, Manchester, M21 0AS

Resubmission of Planning Application 128958/FO/2020 for 'Conversion of existing 5 bed and 6 bed HMOs to provide 8 self-contained apartments (7 x 1 bed and 1 x 2 bed) (Use class C3), with associated external alterations including third floor rear roof extension, increase in height of rear flue, creation of terraces for first floor apartments and associated bin store and cycle storage facilities.'

On behalf of our client, Rusholme Investments Ltd, please find attached a planning application for 'conversion of existing 5 bed and 6 bed HMOs to provide 8 self-contained apartments (7 x 1 bed and 1 x 2 bed) (Use class C3), with associated external alterations including third floor rear roof extension, increase in height of rear flue, creation of terraces for first floor apartments and associated bin store and cycle storage facilities'. The application is a resubmission of application 128958/FO/2020 which was granted planning permission on 26 February 2021 but has since lapsed.

The proposal will deliver a series of positive planning and regeneration benefits, including

- Providing a mix of one and two bedrooms apartments which will be attractive to a wide range of future occupiers including young professionals, couples, key workers and families.
- Improving the appearance of the building through the repair, repointing and cleaning of the rear elevation of the properties including the removal of paint to expose the original brickwork.
- Providing three new trees which will be of a suitable species and maintain a visual screen at the rear of the site and contribute to biodiversity.
- Delivering enhancements to the rear including new landscaping and dedicated bin and cycle storage provision.
- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to surrounding streets and increasing footfall in the vicinity of the site. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime.

- The provision of a development with high sustainability credentials that will deliver a range of economic, social and environmental benefits.
- The development of brownfield land which will help reduce the pressure to build on green space and Green Belt land. The site is in close proximity to high quality public transport connections including Chorlton Metrolink station and numerous bus services, enabling future residents to travel sustainably, minimising use of the car.
- The scheme will represent investment and regeneration in Chorlton District Centre and may also act as a catalyst for future investment in the area.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (24.2101) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning Statement prepared by Paul Butler Associates.
4. Completed Waste Management Strategy Pro-forma.
5. Design and Access Statement prepared by ARCD Architects & Designers.
6. Preliminary Roost Assessment prepared by Gritstone Ecology.

Drawings prepared by ARCD Architects & Designers:

Drawing No. and revision	Title	Scale	Papersize
L(--)000	Site Location Plan	1:1250	A4
L(-2)010	Ground Floor as Existing	1:100	A3
L(-2)011 Rev 02	Ground Floor as Proposed	1:100	A3
L(-2)020	First Floor as Existing	1:100	A3
L(-2)021 Rev 01	First Floor as Proposed	1:100	A3
L(-2)030	Upper Floors as Existing	1:100	A3
L(-2)031 Rev 01	Upper Floor as Proposed	1:100	A3
L(-2)040	Roof Layouts	1:100	A3
L(-3)010	Section as Existing	1:100	A3
L(-3)011	Section as Proposed	1:100	A3
L(-4)010	Front & Rear Elevations as Existing	1:100	A3
L(-4)011	Front & Rear Elevations as Proposed	1:100	A3
L(-4)020	East Elevation as Existing	1:100	A3
L(-4)021 Rev 01	East Elevation as Proposed	1:100	A3
L(-4)030 Rev	West Elevation as Existing	1:100	A3
L(-4)031 Rev 01	West Elevation as Proposed	1:100	A3

The application fee (£4,624) will be paid directly to Manchester City Council by the applicant.

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

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc MPLAN MRTPI
Associate Director