



Paul Butler Associates

Planning, Development & Heritage Consultants

17 March 2025

Julie Roscoe
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

24.2043/ldt01jr

Fao: Emily Booth

Dear Julie,

82-84 Market Street, Manchester, M1 1PD

Application for a proposed rear extension, alterations to the roof and conversion of the upperfloors to accommodate 8 new residential apartments

Introduction

On behalf of our client the Cambridge Park Ltd, please find enclosed an application for planning permission for a proposed rear extension, alterations to the roof, conversion of the upperfloors to accommodate 8 new residential apartments and the formation of a new residential entrance from Sickle Street. The works proposed will change the use of the upper floors of 82-84 Market Street from vacant office space to residential apartments.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

- Cover letter prepared by Paul Butler Associates
- Site Location Plan, 08823 EX-001 prepared by NC Architecture
- Design and Access Statement prepared by NC Architecture: Cambridge Park Ltd, Document No. 08823, 12 March 2025
- Planning Statement prepared by Paul Butler Associates, including Framework Construction Management Plan and Framework Local Labour Agreement, dated 11 March 2025
- Heritage Statement prepared by Paul Butler Associates, dated 11 March 2025
- Crime and Impact Statement for 82-84 Market Street, Manchester, M1 1PD. prepared by Dobson Owens Security Consultants 4th February 2025 v1.1

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- Energy Statement for 82-84 Market Street, Manchester, M1 1PD prepared by Base Energy, 05.03.2025 (Option 1 - Communal ASHP for Water and Heating and Option 2 - Individual ASHPs for Water and Electric Heating)
- Noise Impact Assessment for 82-84 Market Street Manchester, Report Reference no. J005365-8637-SI-02, prepared by PDA Acoustics, 11th February 2025
- Air Quality and Odour Assessment for 82-84 Market Street Manchester, prepared by Miller Goodall on behalf of Cambridge Park Ltd, 3rd February 2025
- Daytime Bat Survey for 82-84 Market Street Manchester, prepared by Rachel Hacking Ecology, 21/01/2025
- Transport Statement for 82-84 Market Street Manchester, prepared by Mode Transport Planning for Cambridge Park Ltd, February 2025
- Framework Travel Plan for 82-84 Market Street Manchester, prepared by Mode Transport Planning for Cambridge Park Ltd, Report Reference 103274, February 2025
- 26919A-1 Basement Floor Plan prepared by On Centre Surveys Ltd
- 26919A-2 Ground Floor Plan prepared by On Centre Surveys Ltd
- 26919A-3 First Floor Plan prepared by On Centre Surveys Ltd
- 26919A-4 Second Floor Plan prepared by On Centre Surveys Ltd
- 26919A-5 Third Floor Plan prepared by On Centre Surveys Ltd
- 26919A-6 Roof Plan prepared by On Centre Surveys Ltd
- 26919A-7 Section AA prepared by On Centre Surveys Ltd
- 26919A-8 Elevations prepared by On Centre Surveys Ltd
- 26919A-9 Elevations prepared by On Centre Surveys Ltd
- 08823 P-0010 - Proposed Site and Ground Floor Plan, prepared by NC Architecture
- 08823 P-0011 - Proposed First Floor Plan, prepared by NC Architecture
- 08823 P-0012 - Proposed Second Floor Plan, prepared by NC Architecture
- 08823 P-0013 - Proposed Third Floor Plan, prepared by NC Architecture
- 08823 P-0014 - Proposed Fourth Floor Plan, prepared by NC Architecture
- 08823 P-101 - Proposed Demolition Plan, prepared by NC Architecture
- 08823 P-0115 - Proposed Roof Plan, prepared by NC Architecture
- 08823 P-0210 - Proposed Front Elevation, prepared by NC Architecture
- 08823 P-0211 - Proposed Side Elevation, prepared by NC Architecture

- 08823 P-0212 - Proposed Rear Elevations, prepared by NC Architecture
- 08823 P-0310 - Proposed Long Section, prepared by NC Architecture
- 08823 P-0311 - Proposed Short Section, prepared by NC Architecture

Pre-application consultation with the City has been undertaken with Emily Booth and we look forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely

A handwritten signature in cursive script that reads "David Tye".

David Tye MTPI, MRTPI

Director

CC Daniel Lloyd (on behalf of Cambridge Park Ltd)
Hannah O'Neil (NC Architecture)