Paul Butler Associates
Planning, Development & Heritage Consultants

31 July 2024

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

Our ref: 24.1984

Dear Mrs Roscoe

**Location: 816 Stockport Road, Levenshulme, Manchester, M19 3AW**

On behalf of our client, Primeland Properties 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 involving the demolition of the existing buildings on site to provide 16 residential apartments, 4 ground floor retail and office units along with associated cycle parking, refuse storage and landscaping.

The proposed development has been sensitively designed to ensure there is minimal impact on neighbouring properties as well as making sure the proposed building respects the local character and context.

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

- The opportunity to create high quality accommodation in a highly accessible and sustainable location.
- The provision of housing which will meet an identified need for accommodation in Levenshulme suitable for a wide range of people including young professionals, couples, key workers and small families, supporting economic growth.
- 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/employees.
- The scheme will represent investment and regeneration and may also act as a catalyst for future investment in the area.

I have included at Annex A the application material submitted in support of the application. The application fee of £11,140.00 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

James Walkington

**James Walkington Ba (Hons) MSc**
*Assistant Planner*

**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 |
| Planning Statement | Paul Butler Associates |
| Design and Access Statement | Ollier Smurthwaite Architects |
| Bat Scoping Report | United Environmental Services |
| Phase 1 Contaminated Land Assessment | Groundtech Consulting Ltd |
| Sustainable Drainage Assessment | Brennan Consult |
| Acoustics Report | AEC Ltd |
| Environmental Standards Statement | Watt Energy and Consulting Engineers Ltd |
| Crime Impact Statement | Greater Manchester Police Design for Security |
| Transport Statement | Axis |
| Waste Management Strategy | Axis |

| Drawing Name (Ollier Smurthwaite Architects) | Drawing Reference Number |
|---|---|
| Site Location Plan | A831_P_001 |
| Block Plan | A831_P_002 |
| Context Elevations: Stockport Road | A831_P_120 |
| Context Elevations: Midway Street | A831_P_121 |
| Proposed Site Plan | A831_P_200 |
| Servicing Strategy | A831_P_216 |
| Maintenance Strategy | A831_P_217 |
| Proposed Ground Floor Plan | A831_P_300 |
| Proposed First Floor Plan | A831_P_301 |
| Proposed First Second Plan | A831_P_302 |
| Proposed Third Floor Plan | A831_P_303 |
| Proposed Roof Plan | A831_P_304 |
| Proposed East Elevation | A831_P_400 |
| Proposed West Elevation | A831_P_401 |
| Proposed South Elevation | A831_P_402 |
| Proposed North Elevation | A831_P_403 |
| Proposed Section Aa | A831_P_500 |
| Proposed Section Bb | A831_P_501 |
| Proposed Section Cc | A831_P_502 |