AshtonHale

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal: PP-13249171

07th August 2024

FAO Michael Pearson

Dear Sir/ Madam,

Full Planning Application for Proposed Purpose Built Student Accommodation and Commercial Development at 137 Oxford Road, Manchester, M1 7DY

AshtonHale have been instructed by Soller Eight Limited to submit a full planning application for Purpose Built Student Accommodation and Commercial development at 137 Oxford Road, Manchester. The description of development for the application, as set out on the application forms, is:

> *Full planning application for the refurbishment and extension of the existing building, comprising the change of use from commercial (Use Class E) to a mixed use development with commercial use at ground and basement levels (Use Class E) with Purpose Built Student Accommodation (Use Class Sui Generis) above, a single storey roof extension, elevational alterations, and associated works.*

The proposed development aims to contribute towards the ongoing regeneration of the Oxford Road Corridor by securing the comprehensive refurbishment and extension of the prominent, yet vacant, site at 137 Oxford Road. The proposals seek to deliver new Purpose Built Student Accommodation to meet an identified need within a high quality design which responds positively to the site's surrounding context. The proposal also seeks to maximise the most efficient use of this brownfield site within a highly sustainable location.

The proposals have evolved following positive engagement with officers at MCC, and are considered to be an improved and more holistic design response to previous piecemeal planning approvals on the Site.

A schedule of all supporting documents (the scope of which was agreed during pre-application discussions) is detailed within the accompanying Planning Statement. Payment of the planning application has been made via Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please feel free to contact me.

Yours sincerely,



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AshtonHale Ltd