Paul Butler Associates
Planning, Development & Heritage Consultants

6 June 2024

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

23.1964

Dear Mrs Roscoe,

436 - 436a Barlow Moor Road and 571 - 575 Wilbraham Road, Chorlton, Manchester, M21 0AB
Erection of four storey building comprising a ground floor commercial unit (use class E (a) (b) (c) and (g)) and 5 apartments (use class C3) on the upper floors together with associated elevation alterations and works to 436 Barlow Moor Road and 571 - 575 Wilbraham Road

On behalf of our client RB Wilbraham Ltd, please find attached a planning application for 'Erection of four storey building comprising a ground floor commercial unit (use class E (a) (b) (c) and (g)) and 5 apartments (use class C3) on the upper floors together with associated elevation alterations and works to 436 Barlow Moor Road and 571 - 575 Wilbraham Road'.

The development will provide a new high quality four storey building, with the top floor set back from all elevations. The ground floor will comprise a commercial unit that will provide active frontage onto Wilbraham Road and have an area of 95m2. Class E (a), (b), (c) and (g) use is applied for. On the upper levels of the building a mix of 1 and 2 bedroom apartments will be provided. These will be attractive to a wide range of future occupiers including young professionals and couples, key workers, young families, as well as people wishing to downsize. The provision of residential accommodation on the site, in a sustainable and accessible location, will also help support existing shops, services and businesses in Chorlton District Centre by providing additional footfall.

The proposed scheme will deliver a range of significant positive planning and regeneration benefits, including:

- The redevelopment of a vacant unattractive site and the provision of a scheme of high design quality which will have a positive impact on the streetscene and Chorlton District Centre more widely. The scheme responds sensitively to its context in terms of its scale/massing, siting, appearance, materiality and detailed design. The scale of the proposed building is wholly appropriate for the District Centre location having regard to the existing building, other buildings of similar scale, as well as the Government's ambitions to support higher density development in sustainable and accessible locations such as this. The relationship with surrounding uses has also been carefully considered to ensure amenity is protected.

- The development of a mix of dwelling types and sizes which will help meet local housing demand. The accommodation will be attractive to a wide market including first time buyers, young professionals, key workers, families and older people.

- Securing direct investment into the local community through the provision of jobs during the construction stage, spending in nearby shops / facilities by future residents, as well as jobs

associated with the ground floor commercial use. Employment will also be created / sustained through the delivery of the development and supply of materials etc.

- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance 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. Secure cycle parking (at least 100% provision) is also provided.

- 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:

1. Drawings prepared by SPArchitects:

    - 396(PL)01 – Location Plan
    - 396(PL)02 – Street view
    - 396(PL)10 – Ground Floor Layout Proposed
    - 396(PL)11 – First Floor Layout Proposed
    - 396(PL)12 – Second Floor Layout Proposed
    - 396(PL)13 - Third Floor Layout Proposed
    - 396(PL)14 – Roof Layout Proposed
    - 396(PL)20 – Front Elevation Proposed
    - 396(PL)21 – Rear Elevation Proposed
    - 396(PL)22 – Side Elevations Proposed
    - 396(PL)23 – Cross Section A Proposed
    - 396(PL)30 – Elevation to Existing Building Proposed

2. Design and Access Statement prepared by SPArchitects.

3. Covering Letter (23.1964) prepared by Paul Butler Associates.

4. Completed Planning Application Forms and Certificates.

5. Planning Statement prepared by Paul Butler Associates.

6. Waste Management Strategy Pro-forma.

The application fee (£2,890) will be paid by the applicant via the Planning Portal on submission.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with the Council in progressing the application through to determination.

Yours sincerely

Ralph Taylor BSc MPLAN MRTPI
Associate Director