Paul Butler Associates
Planning, Development & Heritage Consultants

23 January 2024

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

FAO Angela Leckie

Our Ref: 23.1855B

Dear Mrs Roscoe,

Garden House, 114 High Street, Manchester, M4 1HQ
Replacement of combustible cladding and associated fire remedial works

Introduction

On behalf of our client, Warden Construction, we are pleased to submit this planning application. The application relates to Garden House, a residential apartment block located in Manchester City Centre. Planning permission is sought for the removal of combustible cladding and replacement with visually similar cladding which complies with fire safety regulations. Other associated fire remedial works required to the building will involve removal of external materials which may also require replacement. The description of development is:

"Replacement of combustible cladding and other associated fire remediation works".

Schedule of Information

In addition to this covering letter, the following information has been submitted as part of the application:

- Application Forms and Ownership Certificates
- Design and Access Statement (prepared by Paul Butler Associates)
- Heritage Statement (prepared by Paul Butler Associates)
- Sound Insulation Review (prepared by CSG acoustics)
- Fire Statement (prepared by Orsa)
- Application Drawings (prepared by Halliday Meecham Architect – refer to drawing issue sheet).
- Material Specification Sheet '5540A Garden House' (prepared by Halliday Meecham Architects).

The planning application fee (£293.00) has been paid by my client at the time of submission.

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We trust that this information is sufficient to enable the positive determination of this application. We are keen to work with Council officers to secure planning permission as soon as possible, so that fire remedial works can commence on site and the building can be made safe.

Yours sincerely

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner

Appendix 1: Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Notice of the application has been served on the following:

- 47x Residential units: Flats 101-604 Garden House, 114 High Street Manchester, M4 1HQ.
- Riverside, Estuary Commerce Park, 2 Estuary Boulevard, Liverpool, L24 8RF.
- Smithfield, C/o The Innovation Partnership Ltd, 118 High Street, Manchester, M4 1HQ
- Smithfield C/o Smile Thai Massage, 116 High Street, Manchester , M4 1HQ
- Smithfield, C/o Urban Lounge Wellbeing Centre, 112 High Street, Manchester , M4 1HQ