



Paul Butler Associates

Planning, Development & Heritage Consultants

27 June 2023

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

Ljr/23.1871

FAO: Michael Pearson

Dear Mrs Roscoe,

**Land to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester
Application for Planning Permission for 'Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works'**

On behalf of our client Dragonfly Contracts Ltd, please find attached a planning application for 'provision of access ramp, hard and soft landscaping, bin and bike storage and associated works'.

The site comprises an existing hardstanding / parking area located to the rear of 16 Blossom Street which is currently vacant (following the closure of 'Manchester Creative Studio' in 2017), but which will be occupied by Ada National College for Digital Skills in late 2023 following internal refurbishment of the building.

The proposal relates to access and landscape enhancements to the application site in order to improve the appearance / approach to the building, as well as provide functional enhancements including disabled access into the building as well as bin and bike storage. Full details of the proposals are provided within the Planning and Heritage Statement submitted as part of the application.

The proposal will deliver a series of positive planning and regeneration benefits:

- The proposals will facilitate the provision of disabled access into the building via a ramp which will meet required gradients for accessibility.
- High quality robust hard landscaping materials will be used which reflect existing surface treatments found within this part of Ancoats. These will be complemented by soft landscaping to create a more welcoming visitor experience. The removal of the existing mesh fencing will also enhance the appearance of the space and make a positive contribution to the public realm. The soft landscaping will deliver biodiversity benefits.
- Subtle lighting will be integrated as part of the landscaping. This will enhance security and safety, as well as improve the visual appearance.
- Bench seating is provided to allow for an informal meeting point / break out space.

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- The existing mural on the rear wall of 16 Blossom Street will be replaced to reflect the new building user.
- The scheme will incorporate a disabled parking bay and provide Sheffield stands for cycle parking.
- A bin store enclosure with sedum roof will be provided which will improve the open storage of bins which currently take place.

The application is supported by the following documents and drawings which have been submitted via the Planning Portal:

Documents:

- Completed Application forms for Planning Permission and Certificates.
- Covering Letter prepared by Paul Butler Associates.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Construction Management Plan prepared by Dragonfly Contracts Ltd.

Drawings prepared by CW Studio:

- 2303-XX-GF-DR-L-001 Rev P04 'Landscape Masterplan'
- 2303-XX-GF-DR-L-002 Rev P04 'Sections'
- 2303-XX-GF-DR-L-003 Rev P01 'Existing Plan'
- 2303-XX-GF-DR-L-004 Rev P01 'Elevations'
- 2303-XX-GF-DR-L-005 Rev P01 'Planting Plan'
- 2303-XX-GF-DR-L-006 Rev P02 'Drainage Plan'
- 2303-XX-GF-DR-L-DOC01 'Design and Access Statement'

The application fee (£234) will be paid by the applicant via the Planning Portal during submission.

To allow for works to progress on site as soon as possible following a positive determination, information has been submitted to seek to avoid any pre-commencement conditions. Material samples / specifications are available and contact will be made with the planning officer during the determination period to arrange to present these. We would be grateful if officers can be mindful of this approach when considering the application.

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 a positive determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Associate Director