



Planning & Development Services

Manchester City Council Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

10 May 2023

Via Planning Portal

Dear Sir/Madam

SITE: 3A PARK PLACE MANCHESTER M4 4EZ
PROPOSAL: CONVERSION FROM CLASS E TO 12 FLATS
PLANNING PORTAL REFERENCE: PP- 12149441

I am instructed by the applicant to submit the attached application for the prior approval of the council for the conversion of a former Class E building (offices) to 12 flats.

In considering the proposed conversion of the property we have taken into consideration the criteria set out in the GPDO for such prior approval applications – Class MA.

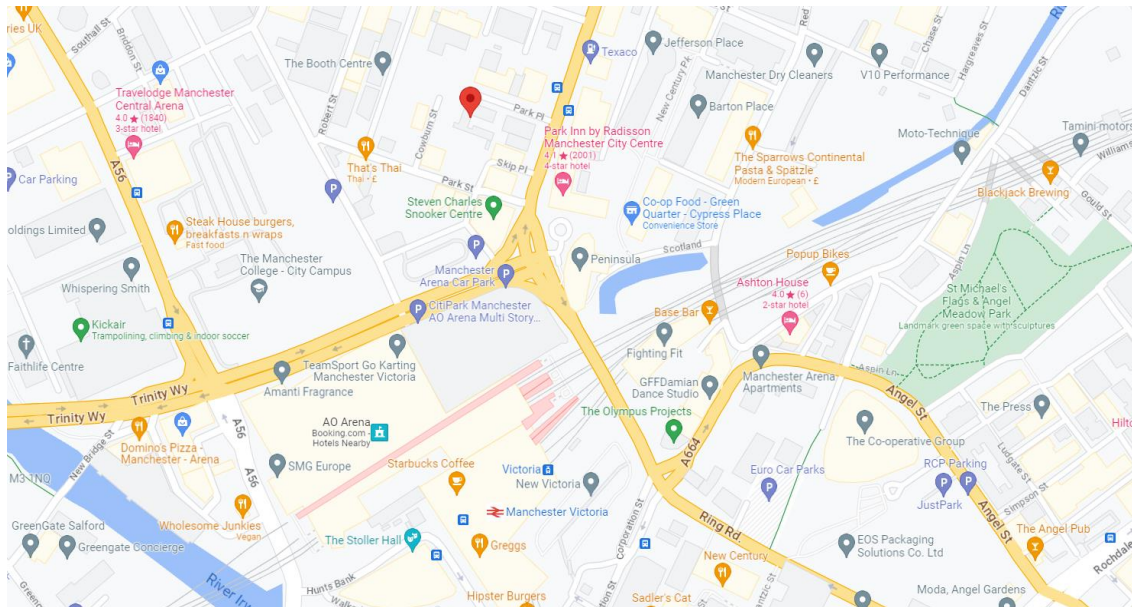
In this regard it is considered the flats proposed within the building and the sizes of the flats comply with the criteria as listed below:

Flat 1 – 1 bed – 41.4 sqm
Flat 2 - 1 bed – 40.7 sqm
Flat 3 – 1 bed – 37.4 sqm
Flat 4 - 1 bed – 37.3 sqm
Flat 5 - 1 bed – 38.7 sqm
Flat 6 – 1 bed – 37.3 sqm
Flat 7 – 1 bed – 40.6 sqm
Flat 8 - 1 bed – 41.1 sqm
Flat 9 – 1 bed – 38.7 sqm
Flat 10 - 1 bed – 37.3 sqm
Flat 11 - 1 bed – 42.8 sqm
Flat 12 – 1 bed – 40.5 sqm

With regard to outlook and privacy it is considered the proposal complies with the council's guidance and creates a good quality of living environment for future residents.

It is considered that all flats will have a reasonable outlook and will have sufficient amounts of natural daylight.

The property is considered to be in a highly sustainable location – see map below.



Bin storage and secure cycle storage are both provided within the site – please refer to the submitted drawings.

I trust this supporting information is of assistance in your determination of the application.

I look forward to hearing from you as soon as possible but in the meantime if you require any further information please contact me.

Yours faithfully

Linda Wright

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KATANA PLANNING LTD

