



Paul Butler Associates

Planning, Development & Heritage Consultants

08 June 2023

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

22.1826

Dear Mrs Roscoe

Palmer House 11 Virgil Street, M15 4ED
Application for full planning permission (duplicate application)

Overview

On behalf of our client, Generation Ltd we have recently submitted a planning application to Trafford Council. As the proposed development site relates to land in more than one local authority area it is necessary for us to submit an identical application to each local authority. The planning fee is payable solely to the authority of wherever contains the larger or largest part of the whole application site.

In this case, only a small part of the application site is within Manchester City Council and therefore the fee is payable to Trafford Council. The reference number for the application submitted to Trafford is 111037/FUL/23, should you have any queries regarding the fee and validation then this should be directed to Claire Loughran, Validation Officer at Trafford Council. Contact details: claire.loughran@trafford.gov.uk / 0161 912 3278.

The Proposed Development

The description of development is as follows:

The construction of four houses with ground floor parking and associated amenity space, use of Palmer House for Class E (g) (offices – 802sqm) and the construction of a new car park and amenity space.

Application Documents

The schedule of documents in Annex A of this letter summarises the documents submitted in support of the application.

Application Fee

As explained above, no fee is payable to Manchester City Council for this application. The planning portal does not contain any function to allow for the above exemption therefore we

have selected the 'resubmission' exemption in order to release this application to the Local Planning Authority.

We trust that this information is sufficient to enable validation and determination of the planning application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

Cc Generation Ltd

Annex A: Application Documents

Document Name	Produced / Completed by
Application Drawings	Nick Moss Architects
Application form and ownership certificates	Paul Butler Associates
Planning and Heritage Statement	Paul Butler Associates
Equalities Statement	Paul Butler Associates
Design and Access Statement	Nick Moss Architects
Air Quality Assessment	Redmore Environmental
Outline Drainage Strategy	Renaissance
Highways Technical Note	Axis
Waste Management Strategy (see above)	Axis
Preliminary Ecology Appraisal	Leigh Ecology
Preliminary Arboricultural Survey	DEP
Crime Impact Statement	Greater Manchester Police