



Paul Butler Associates

Planning, Development & Heritage Consultants

27 March 2023

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

Our ref: 22.1791

FAO Eve Woolstencroft

Dear Mrs Roscoe

28 St John Street, Manchester, M3 4DJ

We are pleased to submit an application for Planning Permission and Listed Building Consent on behalf of our client, Nikar Properties (No 2) Limited. The application relates to 28 St John Street in Manchester, which is a Grade II listed building. The description of development is the '*Change of use from offices (Class E) to 3no. residential dwellings (use class C3)*'.

The following information has been provided in support of the application:

Documents

1. Completed Application Forms.
2. Planning Drawings and Drawing Register (prepared by Ollier Smurthwaite Architects.).
3. Design and Access Statement (prepared by Ollier Smurthwaite Architects).
4. Architectural Method Statement and Specification of Building Elements (prepared by Ollier Smurthwaite Architects).
5. Planning Statement (prepared by Paul Butler Associates).
6. Heritage Statement (prepared by Paul Butler Associates).
7. Noise Assessment for Planning Purposes (prepared by AEC).
8. Air Quality Assessment (prepared by Redmore Environmental Consulting).

The application has been submitted via the planning portal and the application fee of £1,386 has been paid at the time of submission.

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

Yours sincerely

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