



Paul Butler Associates

Planning, Development & Heritage Consultants

16 August 2022

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

Our ref: 21.1629

Dear Mrs Roscoe

Location: 2 Swallow Street, Levenshulme, Manchester, M12 4GH

On behalf of our client, Pinnacle Estates Mcr Ltd, I am pleased to submit a planning application for the redevelopment of the above site.

The application seeks full planning permission for the conversion and extension of the building to provide 14 residential apartments, a lower ground floor office space and associated works.

The proposed development has been sensitively designed to ensure there is minimal impact on neighbouring properties as well as making sure the extended building respects the local character and context.

The development will be associated with a range of benefits including:

- The opportunity to create high quality accommodation in a highly accessible and sustainable location.
- The provision of housing which will meet an identified need for accommodation in Levenshulme suitable for a wide range of people including young professionals, couples, key workers and small families, supporting economic growth.
- The redevelopment of a brownfield site which will relieve pressure to build on Green Belt and greenfield sites.
- The scheme will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to surrounding streets. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents/employees.
- The scheme will represent investment and regeneration and may also act as a catalyst for future investment in the area.

I have included at Annex A the application material submitted in support of the application. The application fee of £7,392.00 will be paid by the applicant on submission.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

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Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

Yours sincerely

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

Annex A: Schedule of Documents

Document Name	Produced / Completed by
Application Form and completed ownership certificates	Paul Butler Associates
Application Cover Letter	Paul Butler Associates
Planning Statement	Paul Butler Associates
Design and Access Statement	Ollier Smurthwaite Architects
Daytime Bat Survey	Rachel Hacking Ecology
Phase 1 Contaminated Land Assessment	Geo Smart
Sustainable Drainage Assessment	Geo Smart
Acoustics Report	AEC
Environmental Standards Statement	Watt Energy and Consulting Engineers Ltd
Crime Impact Statement	Greater Manchester Police Design for Security
Transport Statement	Axis
Waste Management Strategy	Axis

Drawing Name (Ollier Smurthwaite Architects)	Drawing Reference Number
Site Location Plan	A619_P_001
Block Plan	A619_P_002
Existing West Elevation	A619_P_015
Existing North Elevation	A619_P_016
Existing East Elevation	A619_P_017
Existing South Elevation	A619_P_018
Context Elevation – Swallow St	A619_P_019
Context Elevation – Siddal St	A619_P_020
Existing GF Plan	A619_P_021
Existing Mezzanine Plan	A619_P_022
Existing 1F Plan	A619_P_023
Existing 2F Plan	A619_P_024
Existing Section AA	A619_P_025
Existing Section BB	A619_P_026
Proposed LGF Plan	A619_P_100C
Proposed UGF Plan	A619_P_101
Proposed 1F Plan	A619_P_102
Proposed 2F Plan	A619_P_103
Proposed 3F Plan	A619_P_104
Proposed Roof Plan	A619_P_105
Proposed South Elevation	A619_P_300
Proposed East Elevation	A619_P_301
Proposed Context Elevations	A619_P_302
Proposed North Elevation	A619_P_304
Proposed West Elevation	A619_P_305
Proposed Section AA	A619_P_400