Paul Butler Associates
Planning, Development & Heritage Consultants

18 December 2025

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

25.2224

Dear Mrs Roscoe,

47 Sedgeborough Road, Manchester, M16 7EU
Erection of two storey building comprising 2 x 2 bed apartments (use class C3) with associated car parking, cycle storage and waste storage, and reconfiguration of HMO and associated minor external alterations

On behalf of our client, HD Rental Properties Ltd, please find attached a planning application for 'Erection of two storey building comprising 2 x 2 bed apartments (use class C3) with associated car parking, cycle storage and waste storage, and reconfiguration of HMO and associated minor external alterations'.

The application will deliver a range of positive planning benefits including:

- Providing 2 x 2 bedroom apartments which will be attractive to a wide range of future occupiers including young professionals, couples and key workers.

- A scheme of high quality design which responds to the existing context, and will not be associated with any adverse amenity impacts for neighbouring residents, whilst providing a high level of amenity for future residents of the scheme.

- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance to surrounding streets and increasing footfall in the vicinity of the site. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime, including lighting to the rear yard area to improve safety.

- The provision of a development with high sustainability credentials that will deliver a range of economic, social and environmental benefits.

- The development of brownfield land which will help reduce the pressure to build on green space and Green Belt land. The site is in close proximity to numerous bus services, enabling future residents to travel sustainably thereby minimising use of the car.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (25.2224) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning Statement prepared by Paul Butler Associates.
4. Completed Waste Management Strategy Pro-forma.
5. Flood Risk Assessment prepared by Urban Water.

Drawings prepared by Create It Studios:

Drawing No. and revision	Title
A1635(01)AP001 P2	Location Plan and Existing Site Plan
A1635(01)AP002 P2	Existing Ground Floor Plan
A1635(01)AP003 P2	Existing First & Loft Floor Plans
A1635(01)AP004 P2	Existing North & South Elevations
A1635(01)AP005 P2	Existing West & East Elevations
A1635(02)AP001 P4	Proposed Site Plan
A1635(02)AP002 P4	Proposed Ground Floor Plan
A1635(02)AP003 P3	Proposed First Floor Plan
A1635(02)AP004 P3	Proposed Elevations

The application fee (£1,176) will be paid to Manchester City Council by the applicant via the Planning Portal.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

[redacted]

Ralph Taylor BSc MPLAN MRTPI
Director