



Paul Butler Associates

Planning, Development & Heritage Consultants

4 December 2025

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

25.2161

Dear Mrs Roscoe,

587C Stockport Road, Levenshulme, Manchester, M13 0RX

Submission of Planning Application for 'Retrospective application for provision of two studio apartments (use class C3), regularisation of internal layout, installation of two air conditioning units, and provision of car parking, bin storage and bike storage'.

On behalf of our client, Longsight House limited, we are pleased to submit this application for: 'Retrospective application for provision of two studio apartments (use class C3), regularisation of internal layout and minor external alterations, installation of two air conditioning units, and provision of car parking, bin storage and bike storage'.

The proposal delivers a series of positive planning and regeneration benefits, including

- Providing additional apartments which are attractive to a wide range of future occupiers including young professionals and key workers.
- A scheme which minimises opportunities to commit crime and reduce the fear of crime by increasing passive surveillance to surrounding streets and increasing footfall in the vicinity of the site.
- The provision of a development with high sustainability credentials that delivers a range of economic, social and environmental benefits.
- The development of brownfield land which helps reduce the pressure to build on green space and Green Belt land. The site is in close proximity to high quality public transport connections including numerous bus services, enabling future residents to travel sustainably, minimising use of the car.
- The scheme represents investment and regeneration in Longsight District Centre and may also act as a catalyst for future investment in the area.
- Provision of dedicated bin and cycle storage provision at the rear of the building.

Full details of the proposals including an assessment against the relevant planning policy context is provided within the Planning Statement prepared by Paul Butler Associates.

The application is supported by the following documents and drawings:

Documents:

1. Covering Letter (25.2161) 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. Noise Assessment for Planning Purposes prepared by AEC Ltd.

Drawings prepared by Archirama:

Previously Approved Drawings:

PL01 A 'Erection of Three Storey Building Comprising Retails Units on ground floor & eight flats above' (floor plans)

PL02 A 'Erection of Three Storey Building Comprising Retails Units on ground floor & eight flats above' (elevations)

Proposed Drawings:

PL04 'As built site & floor plans'

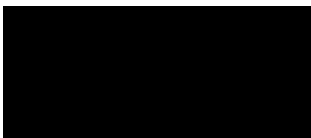
PL05 'As Built Elevations and balustrade & bicycle store details'

The Site Location Plan has been completed via the Planning Portal.

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

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

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Director