Paul Butler Associates
Planning, Development & Heritage Consultants

03 November 2025

Emily Booth
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

24.2043/ldt02eb

Dear Emily,

82-84 Market Street, Manchester, M1 1PD

Application for a proposed rear extension, alterations to the roof and conversion of the upperfloors to accommodate 8 new residential apartments

Introduction

On behalf of our client the Cambridge Park Ltd, please find enclosed an application for planning permission for a proposed rear extension, alterations to the roof, conversion of the upperfloors to accommodate 8 new residential apartments and the formation of a new residential entrance from Sickle Street. The works proposed will change the use of the upper floors of 82-84 Market Street from vacant office space to residential apartments.

Submitted Plans and Reports

Information submitted as part of this application includes:

- Cover letter prepared by Paul Butler Associates
- Location Plan, 25043 01A prepared by P4B Architecture
- Design and Access Statement prepared by P4B Architecture (Report Reference Stage 3 Developed Design Rev C 30.10.2025)
- Planning Statement prepared by Paul Butler Associates, including Framework Construction Management Plan and Framework Local Labour Agreement, dated October 2025
- Heritage Statement prepared by Paul Butler Associates, dated October 2025
- Crime and Impact Statement for 82-84 Market Street, Manchester, M1 1PD prepared by Greater Manchester Police Version A 2024/0443/CIS/02 22.10.2025
- Energy Statements for 82-84 Market Street, Manchester, M1 1PD prepared by Base Energy, 05.03.2025

- Noise Impact Assessment for 82-84 Market Street Manchester, Report Reference no. J005365-8637-SI-02, prepared by PDA Acoustics, 11th February 2025
- Air Quality and Odour Assessment for 82-84 Market Street Manchester, prepared by Miller Goodall on behalf of Cambridge Park Ltd, 3rd February 2025
- Daytime Bat Survey for 82-84 Market Street Manchester, prepared by Rachel Hacking Ecology, 21/01/2025
- Transport Statement for 82-84 Market Street Manchester, prepared by Mode Transport Planning for Cambridge Park Ltd, November 2025
- Framework Travel Plan for 82-84 Market Street Manchester, prepared by Mode Transport Planning for Cambridge Park Ltd, November 2025
- Completed Questionnaire, MCC Appendix E - Waste Management Strategy Proforma, prepared by P4B Architecture
- Existing Floor Plan Level -1, 25043 02, prepared by P4B Architecture
- Existing Floor Plan Level 0, 25043 03A, prepared by P4B Architecture
- Existing Floor Plan Level 1, 25043 04, prepared by P4B Architecture
- Existing Floor Plan Level 2, 25043 05, prepared by P4B Architecture
- Existing Floor Plan Level 3, 25043 06, prepared by P4B Architecture
- Existing Roof Plan, 25043 24, prepared by P4B Architecture
- Existing Elevation A, 25043 07, prepared by P4B Architecture
- Existing Elevation B, 25043 08, prepared by P4B Architecture
- Existing Elevations C & D, 25043 09, prepared by P4B Architecture
- Existing Section A-A, 25043 10, prepared by P4B Architecture
- Proposed Floor Plans Level -1, 25043 11, prepared by P4B Architecture
- Proposed Floor Plans Level 0, 25043 12A, prepared by P4B Architecture
- Proposed Floor Plans Level 1, 25043 13B, prepared by P4B Architecture
- Proposed Floor Plans Level 2, 25043 14B, prepared by P4B Architecture
- Proposed Floor Plans Level 3, 25043 15B, prepared by P4B Architecture
- Proposed Floor Plans Level 4, 25043 16B, prepared by P4B Architecture
- Proposed Roof Plan Roof, 25043 17A, prepared by P4B Architecture
- Proposed Elevation A, 25043 18, prepared by P4B Architecture

- Proposed Elevation B, 25043 19A, prepared by P4B Architecture
- Proposed Elevation C + D, 25043 20A, prepared by P4B Architecture
- Proposed Entrance, 25043 21, prepared by P4B Architecture
- Proposed Section A-A, 25043 22A, prepared by P4B Architecture
- Typical New Window Section, 25043 23, prepared by P4B Architecture
- Illustrative plan: CGI Sickle Street entrance in daylight
- Illustrative plan: CGI Sickle Street entrance in dusk

Pre-application consultation with the City has been undertaken with MCC Planning, MCC Highways and Greater Manchester Police with a site meeting held at which a revised entrance to the building from Sickle Street was agreed. We look forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Daniel Lloyd (on behalf of Cambridge Park Ltd)
Jason Cartwright (P4BA Architecture)
Jacob Wade (P4BA Architecture)