Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

By Planning Portal

Our Ref: 1261.1.SAPS.AJO.Fn

6th May 2026

F.A.O. Manchester City Council, Planning

Dear Manchester Planning,

Re: Planning Portal Ref. 15064370
Application for Erection of a second floor extension to an existing office space above a flat roof
Site Address: Second Floor, 101-103 Oldham Street, Manchester, M4 1LW

Please find enclosed an application for planning permission for the above stated development. The application is submitted on-line, via the Planning Portal and comprises of the following;

i) Completed Application Form;
ii) Dwg No. 101-103OS/PLAN RevD – Application Drawings, incl. Site Location Plan (Plans for Property); and
iii) Heritage, Design and Access Statement (Opus Planning)

Planning Permission has already been granted by the City Council for the same proposal on 21st December 2021 (Ref. 130047/FO/2021). Due to personal circumstances the Applicant did not implement the planning permission before its expiry in 2024. The Applicant now seeks permission to reinstate the permission previously granted.

There has been no material change in circumstances since the previous grant of planning permission. On that occasion the Local Planning Authority had appropriate regard to the submitted plans and Heritage, Design and Access Statement, which are re-submitted here for reference purposes. The Authority considered that the proposal would have a neutral impact on the character and appearance of the Smithfield Conservation Area and would have a neutral impact on the setting of nearby listed buildings. Furthermore, it was considered that the proposed extension would not increase the capacity in terms of numbers of employees or change the operation of the floor space. It also

confirmed that the proposed windows would not give rise to any additional overlooking impacts as they are high level and sited approximately 2.9m above floor level.

The proposal is applied for on the same basis as previously, as indicated by the submitted plans and supporting documentation.

The correct application fee of £309 has been paid to Manchester City Council, under separate cover, via the Planning Portal and we look forward to confirmation of validation at your earliest convenience.

Yours faithfully

[redacted]

[redacted]
Director
For and on behalf of Summit Planning Associates Ltd

Unit 17/18 Downs Court Business Centre, The Downs, Altrincham, WA14 2QD | t: 0161 933 7680 |
e: amandaolley@summitassociates.co.uk | www.summitassociates.co.uk

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