Paul Butler Associates
Planning, Development & Heritage Consultants

28 August 2026

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

FAO Steven McCoombe

Our ref: 26.2293

Dear Julie,

Location: 105 - 111 Egerton Road, Manchester
Submission of an application for Planning Permission

On behalf of the applicant, FWD INVESTMENTS (NW) LTD, please find enclosed a planning application which seeks consent for the proposed refurbishment and extension of 105-111 Egerton Road to deliver a net gain of 2no. apartments. The description of development is:

'Refurbishment and extension of the existing block of apartments to deliver a net increase in dwellings from 12 apartments to 14 apartments, together with associated cycle parking, car parking and enclosed bin storage.'

The application is supported by the following drawings and documents:

1. Application Forms and Certificates **(prepared by Paul Butler Associates)**
2. Covering Letter **(prepared by Paul Butler Associates)**
3. Planning Statement **(prepared by Paul Butler Associates)**
4. Waste Management Strategy **(prepared by Paul Butler Associates)**
5. Design and Access Statement **(prepared by Martin Degen and James)**:
6. Energy and Sustainability Statement **(prepared by Civic)**
7. Flood Risk Assessment and Drainage Strategy **(prepared by Urban Water)**
8. Preliminary Roost Assessment for Bats **(prepared by Pennine Ecological)**
9. Architect Drawings **(prepared Martin Degen and James)**:

Drawing Number	Revision Number	Drawing Title
PL00	A	Location Plan
PL01	A	Existing Site Plan
PL02	A	Proposed Site Plan
EL01	A	Front Elevation (existing and proposed)
EL02	A	Side Elevation South (existing and proposed)
EL03	A	Rear Elevation (existing and proposed)
EL04	A	Side Elevation North (existing and proposed)
PL03	A	Basement Existing
PL04	A	Ground Floor Existing
PL05	A	First Floor Existing
PL06	A	Second Floor Existing
PL07	A	Roof Plan Existing
PL08	A	Basement Proposed
PL09	A	Ground Floor Proposed
PL10	A	First Floor Proposed
PL11	A	Second Floor Proposed
PL12	A	Roof Plan Proposed
PL13	A	Bin Store

A fee of £1,220 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

[redacted]

Ralph Taylor BSc. MPLAN MRTPI
Director