



Paul Butler Associates

Planning, Development & Heritage Consultants

05 June 2017

For Residents Care of Braemar Estates
Castlegate Apartments
Chester Road
Manchester
M15 4QG

Our ref: 17.1123

Dear Sir /Madam,

Land north of Great Jackson Street, Manchester

We write to notify you that together with Simpson Haugh and Partners we are progressing a redevelopment scheme for the above site on behalf of De Trafford Estates Group. Please find a site location plan enclosed with this letter.

The proposal involves the redevelopment of the site with a mixed use development comprising commercial floor space and residential units, with associated basement car parking, landscaping and areas of public realm. The scheme will provide significant benefits including:

- Redevelopment of a currently under-utilised site with a scheme of high design quality.
- The development of the site will enhance and improve the visual appearance of the site and the surrounding area.
- Provision of a variety of uses that will have a positive impact on the regeneration of the area. The housing will meet an identified need for accommodation in Manchester City Centre and the mix will contribute to the creation of a sustainable community.
- A positive re-use of the site that will secure direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents / employees.
- The encouragement of further investment into this key gateway area to Manchester City Centre.

We are aiming to submit a planning application to Manchester City Council in the near future, and following its submission the Council will undertake a formal consultation exercise. However, in advance of this we thought that it would be appropriate to arrange a public consultation session with local residents and businesses.

Members of the applicant's professional team will be available within GIA's offices at 2 Commercial Street (see location plan) between 17:30 and 19:00 on Wednesday 14th June to discuss the proposed scheme and answer any questions that people might have.

We hope that you will be able to join us on the 14th June, in the meantime should you have any questions please don't hesitate to contact us.

Yours faithfully

Tom Flanagan MTCP MRTPI
Director

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Site Location Plan



Key



Application Site



Venue of consultation event (2 Commercial Street, M15 4RQ)

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