



# Paul Butler Associates

Planning, Development & Heritage Consultants

21 September 2021

Planning and Development Services  
Trafford Council  
1st Floor  
Trafford Town Hall  
Talbot Road  
Stretford  
M32 0TH

FAO Jack Wiseman

15.1025

Dear Jack

**Location: Hollycroft, South Downs Road, Bowdon**

On behalf of our client, Hardy Mill Properties, please find attached an application for planning permission at the above site.

The application seeks to make minor changes to the extant permission for this site, the proposed description of development is as follows:

*Construction of one new townhouse and four apartments with associated parking, landscaping and amenity space.*

The following documents have been provided in support of the application:

Document Name	Reference
Design Analysis	A258 July 2021
Block Plan	A258_P_002_D
Proposed Floor Plans 1	A258_P_020_J
Proposed Floor Plans 2	A258_P_021_F
Proposed North – West Elevations	A258_P_030_H
Proposed South – East Elevations	A258_P_031_H
Proposed Context Elevation North	A258_P_040_J
Proposed Context Elevation West	A258_P_041_E
Proposed Context Elevation South	A258_P_042_K
Proposed Sections	A258_P_050_F
Proposed External Works	A258_P_060_P
Planning Statement	Paul Butler Associates August 21
Arboricultural Report	Urban Green

The above information has been submitted alongside the application forms. In accordance with Regulation 3 and Schedule 1 Part 2 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits (England) (Regulations) 2012 a fee of £2,310 is payable with this application. A payment for this amount will be made separately by the applicant on submission.

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

Yours sincerely



**Tom Flanagan MTCP MRTPI**  
*Director*