



Paul Butler Associates

Planning, Development & Heritage Consultants

4 March 2024

Emma Curle (Head of Development Management)
Stockport Metropolitan Borough Council
Planning Services
Stockport Council
Place Directorate
Stopford House
Piccadilly
Stockport
SK1 3XW

23.1922/r1

Dear Ms Curle,

220 – 222 Wellington Road South, Stockport, SK2 6RS

Application for Planning Permission for 'Conversion, refurbishment and extension of 220 Wellington Road South and 222 Wellington Road South to provide a 12 bed HMO (sui generis use) and a 13 bed HMO (sui generis use) respectively together with associated car parking, bin and bike storage'

On behalf of our client, TP Portfolio Ltd, please find attached a planning application in relation to 220 – 222 Wellington Road South, Stockport, SK2 6RS. The application is for 'Conversion, refurbishment and extension of 220 Wellington Road South and 222 Wellington Road South to provide a 12 bed HMO (sui generis use) and a 13 bed HMO (sui generis use) respectively together with associated car parking, bin and bike storage'.

220 Wellington Road South currently comprises 1 x 1 bed ground floor self-contained apartment and 6 x HMO bedrooms, with 222 Wellington Road South currently comprising 1 x 1 bed apartment on the top floor and 7 x HMO bedrooms. This planning application will therefore act to regularise the use of the building.

The proposed development is associated with a range of benefits, including:

- Redevelopment of existing properties and previously developed land which will help to address housing demand in Stockport and reduce pressure to develop greenfield and Green Belt sites.
- The provision of a well-designed extension which respects the existing character and appearance of the building and does not affect the amenity of any nearby properties.
- The proposed accommodation will be redeveloped and furnished to a high standard and provide housing for key workers in a highly accessible and sustainable location in Stockport.
- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.
- Securing direct investment into the local community through the provision of jobs during the fit-out period and spending by future residents in local businesses.
- Encouraging natural surveillance that will improve security and help reduce the fear of crime.

The following documents and drawings have been submitted in support of this application:

Documents:

1. Covering Letter (ref: 23.1922/r1) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Ownership Certificates.
3. Planning Statement prepared by Paul Butler Associates (including S106 Heads of Terms Information).
4. Crime Impact Statement prepared by Greater Manchester Police Design for Security.
5. Highway Technical Note prepared by Focus Transport Planning (with Figures and Appendices).
6. Indoor Sound Survey Report prepared by Lighthouse Acoustics.
7. MA3051 Acoustic Wall Ventilator product specification.
8. Air Quality Assessment prepared by NJD Environmental Associates.
9. Small Scale Energy Statement.
10. Daytime Bat Survey prepared by Rachel Hacking Ecology.

Drawings prepared by Createitstudios:

- (01)AP001 P1 – Location Plan & Existing Site Plan
- (01)AP002 P3 – Existing Basement
- (01)AP003 P5 – Existing Ground Floor Plan
- (01)AP004 P4 – Existing First Floor Plan
- (01)AP005 P4 – Existing Loft Floor Plan
- (01)AP006 P1 – Existing Elevations
- (01)AP007 P1 – Existing Elevations
- (02)AP001 P6 – Proposed Site Plan
- (02)AP002 P1 – Proposed Basement
- (02)AP003 P9 – Proposed Ground Floor Plan
- (02)AP004 P5 – Proposed First Floor Plan
- (02)AP005 P5 – Proposed Loft Floor Plan
- (02)AP006 P4 – Proposed Elevations
- (02)AP007 P4 – Proposed Elevations

The planning application fee (£1,449.00) has been paid by my client at the time of submission.

If you require any further information in order to determine the application please do not hesitate to get in touch.



Ralph Taylor BSc. MPLAN MRTPI
Associate Director