



Paul Butler Associates

Planning, Development & Heritage Consultants

30 July 2021

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

Our ref: 16.1056

Dear Mrs Roscoe

Location: Vacant Plot North East of the Vallance Centre, Brunswick Street, Manchester, M13 9XF

On behalf of our client, Brunswick Living Limited, I am pleased to submit an amended planning application for the redevelopment of the site located to the north east of the Vallance Centre, Brunswick Street.

The application seeks full planning permission for the erection of a six-storey apartment building comprising sixteen residential units with associated works.

The proposed application site benefits from an extant permission for sixteen units. The revised application is proposed in response to three main drivers that have emerged since the approval of the original permission and have necessitated a review of the design and layout, these are: buildability; the impact of Covid-19; and emerging developments in the area.

The application has carefully considered the outcome of previous decision on the site and continues to positively respond to the emerging character of the Brunswick area.

I have included at Annex A the application material submitted in support of the application. The application fee of £7,392.00 will be paid by the applicant.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

Annex A: Schedule of Documents

Document Name	Produced / Completed by
Application Form and completed ownership certificates	Paul Butler Associates
Application Cover Letter	Paul Butler Associates
Planning Statement	Paul Butler Associates
Design and Access Statement	Create It Studios
Ecological Walkover Report	Rachel Hacking Ecology
Phase 1 and 2 Contaminated Land Reports	REC
Drainage Strategy	Elluc Projects
Acoustics Report	Sandy Brown Associates
Environmental Standards Statement	Watt Energy and Consulting Engineers Ltd
Crime Impact Statement	Greater Manchester Police Design for Security
TV Reception Survey Report	Astbury TV Aerials Ltd
Development Appraisal July 21 (private & confidential)	Brunswick Living Limited

Drawing Name (Create It Studios)	Drawing Reference Number
Site Location Plan	A1324(01)001
Existing Topo Plan	A1324(01)002

Proposed Apartment Schedules	A1324(02)000 Rev E
Proposed Site Plan	A1324(02)001 Rev F
Proposed Ground Floor Plan	A1324(02)002 Rev F
Proposed First and Second Floor Plans	A1324(02)003 Rev F
Proposed Third and Fourth Floor Plans	A1324(02)004 Rev F
Proposed Fifth and Roof Floor Plans	A1324(02)005 Rev F
Proposed South Elevation	A1324(02)006 Rev F
Proposed East Elevation	A1324(02)007 Rev F
Proposed West Elevation	A1324(02)008 Rev F
Proposed North Elevation	A1324(02)009 Rev F
Proposed Street View	A1324(02)010 Rev F
Proposed 3D View	A1324(02)011 Rev F
Proposed Section	A1324(02)013