MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Brunswick Neighbourhood

Address Line 2

Address Line 3

Town/city

MANCHESTER

Postcode

M13 9TQ

Description of site location must be completed if postcode is not known:

Easting (x)

385117

Northing (y)

396979

Description

Brunswick Neighbourhood bounded by Wadeson Road, Stockport Road, Grove Village, Upper Brook Street and Mancunian Way, Manchester M13.

Applicant Details

Name/Company

Title

Ms

First name

Abbie

Surname

Mason

Company Name

Countryside Properties (UK) Ltd

Address

Address line 1

301 Bridgewater Place

Address line 2

Birchwood Park

Address line 3

Town/City

Birchwood

County

Country

Warrington

Postcode

WA3 6XG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Tye

Company Name

Paul Butler Associates Ltd

Address

Address line 1

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of conditions 1 (specified plans), 4 (landscaping) and 13 (Boundary treatment) attached to planning permission 118379/JO/2017 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 24 private for sale dwellings from the layout following the retention of Yarwood House, revisions to access arrangements (gates, driveways and parking) and revisions to boundary treatments

Reference number

137380/JO/2023

Date of decision (date must be pre-application submission)

22/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of four star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature.
Measures have been approved to improve the energy efficiency of the existing retained properties including the low rise refurbishments, Lockton Court, Silkin Court, Lamport Court and Artillery Court. Post Construction Code Certificates have previously been approved for Phases AJ1, A, E, 86, 87 and 89.
Post construction review certificate(s) for the remaining phases shall be submitted to and approved in writing by the City Council as local planning authority within six months of a particular residential property hereby approved being first occupied

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

12/03/2014

Has the development been completed?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

- Condition 5 – 'Code for Sustainable Homes' (Partial discharge sought).

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please refer to covering letter Ljr/17.1134/dt141124

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Brunswick PFI

Date (must be pre-application submission)

27/02/2024

Details of the pre-application advice received

The submission of condition discharge applications was encouraged by the Officer.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Paul Butler Associates Ltd

Date

14/11/2024