



Paul Butler Associates

Planning, Development & Heritage Consultants

14 November 2024

Mrs Julie Roscoe
Planning and Development
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Ljr/17.1134/dt141124

FAO Sue Wills, North Team

Dear Mrs Roscoe,

Brunswick PFI: Brunswick Neighbourhood, Manchester, M13 9UP.

Discharge of condition application seeking the partial discharge of condition 5 attached to planning permission 137380/JO/2023.

We are pleased to submit a discharge of condition application on behalf of Countryside Partnerships North West. The application seeks the partial discharge of condition 5 attached to planning permission 137380/JO/2023.

The condition to which this application relates is Condition 5 'Code for Sustainable Homes' – The submission of Code for Sustainable Homes Certificates for residential buildings within the development. This requires dwellings to achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of four star sustainability rating under the code for sustainable homes. The condition applies only to those elements of the development which are residential in nature.

Submitted in partial discharge of Condition 5 are confirmation certificates for the following dwellings:

Plot No	Phase	House No and Address	Post Code	Star Rating
170	Phase 5	4 Nicolls Street	M13 9JZ	4 Star
171	Phase 5	2 Nicolls Street	M13 9JZ	4 Star
148	Phase 25	53 Skerry Close	M13 9UD	4 Star
149	Phase 25	55 Skerry Close	M13 9UD	4 Star
150	Phase 25	57 Skerry Close	M13 9UD	4 Star
151	Phase 25	59 Skerry Close	M13 9UD	4 Star
152	Phase 25	61 Skerry Close	M13 9UD	4 Star
153	Phase 25	63 Skerry Close	M13 9UD	4 Star
154	Phase 25	65 Skerry Close	M13 9UD	4 Star
155	Phase 25	67 Skerry Close	M13 9UD	4 Star
156	Phase 25	5 Hanworth Close	M13 9LD	4 Star
157	Phase 25	7 Hanworth Close	M13 9LD	4 Star
158	Phase 25	9 Hanworth Close	M13 9LD	4 Star

Plot No	Phase	House No and Address	Post Code	Star Rating
131	Phase 34	76 Wadeson Road	M13 9UP	4 Star
132	Phase 34	74 Wadeson Road	M13 9UP	4 Star
133	Phase 34	72 Wadeson Road	M13 9UP	4 Star
134	Phase 34	70 Wadeson Road	M13 9UP	4 Star
135	Phase 34	68 Wadeson Road	M13 9UP	4 Star
136	Phase 34	66 Wadeson Road	M13 9UP	4 Star
137	Phase 34	64 Wadeson Road	M13 9UP	4 Star
138	Phase 34	62 Wadeson Road	M13 9UP	4 Star
139	Phase 34	60 Wadeson Road	M13 9UP	4 Star
140	Phase 34	58 Wadeson Road	M13 9UP	4 Star
141	Phase 34	56 Wadeson Road	M13 9UP	4 Star
142	Phase 34	54 Wadeson Road	M13 9UP	4 Star
208	Phase 41	1H Beamish Close	M13 9RP	4 Star
209	Phase 41	1J Beamish Close	M13 9RP	4 Star
210	Phase 41	1K Beamish Close	M13 9RP	4 Star
211	Phase 41	1L Beamish Close	M13 9RP	4 Star
212	Phase 41	1M Beamish Close	M13 9RP	4 Star
213	Phase 41	1N Beamish Close	M13 9RP	4 Star
216	Phase 48	63A Ardeen Walk	M13 9TA	4 Star
217	Phase 48	63 Ardeen Walk	M13 9TA	4 Star
218	Phase 48	61 Ardeen Walk	M13 9TA	4 Star
219	Phase 48	59 Ardeen Walk	M13 9TA	4 Star
220	Phase 77	16 Plymouth View	M13 9JJ	4 Star
214	Phase 80	15 Cumbrian Close	M13 9XP	4 Star
215	Phase 80	17 Cumbrian Close	M13 9XP	4 Star
172	Phase 82	1 Nicolas Street	M13 9JZ	4 Star
173	Phase 82	3 Nicolas Street	M13 9JZ	4 Star
174	Phase 82	5 Nicolas Street	M13 9JZ	4 Star
175	Phase 82	7 Nicolas Street	M13 9JZ	4 Star
176	Phase 82	9 Nicolas Street	M13 9JZ	4 Star
177	Phase 82	11 Nicolas Street	M13 9JZ	4 Star
199	Phase 88a	1 Falcon Street	M13 9JL	4 Star
200	Phase 88a	3 Falcon Street	M13 9JL	4 Star
201	Phase 88a	5 Falcon Street	M13 9JL	4 Star
202	Phase 90	12 Hanworth Close	M13 9LD	4 Star
203	Phase 90	10 Hanworth Close	M13 9LD	4 Star
204	Phase 90	8 Hanworth Close	M13 9LD	4 Star
205	Phase 90	6 Hanworth Close	M13 9LD	4 Star
206	Phase 90	4 Hanworth Close	M13 9LD	4 Star
207	Phase 90	2 Hanworth Close	M13 9LD	4 Star

Plot No	Phase	House No and Address	Post Code	Star Rating
273	Phase 91	17 Balsom Close	M13 9UL	4 Star
159	Phase AP	3 Hartfield Close	M13 9YX	4 Star
160	Phase AP	5 Hartfield Close	M13 9YX	4 Star
161	Phase AP	7 Hartfield Close	M13 9YX	4 Star
162	Phase AP	9 Hartfield Close	M13 9YX	4 Star
163	Phase AP	11 Hartfield Close	M13 9YX	4 Star
164	Phase AP	13 Hartfield Close	M13 9YX	4 Star
237	Phase AR	1 Arley Moss Road	M13 9UW	4 Star
238	Phase AR	3 Arley Moss Road	M13 9UW	4 Star
239	Phase AR	9 Arley Moss Road	M13 9UW	4 Star
240	Phase AR	11 Arley Moss Road	M13 9UW	4 Star
241	Phase AR	42 Wadeson Road	M13 9UP	4 Star
242	Phase AR	40 Wadeson Road	M13 9UP	4 Star
243	Phase AR	38 Wadeson Road	M13 9UP	4 Star
244	Phase AR	36 Wadeson Road	M13 9UP	4 Star
197	Phase AS	1 Hanworth Close	M13 9LD	4 Star
198	Phase AS	3 Hanworth Close	M13 9LD	4 Star
165	Phase K	1 Stockland Close	M13 9WY	4 Star
166	Phase K	3 Stockland Close	M13 9WY	4 Star
167	Phase K	5 Stockland Close	M13 9WY	4 Star
168	Phase K	7 Stockland Close	M13 9WY	4 Star
169	Phase K	9 Stockland Close	M13 9WY	4 Star
178	Phase M	2 Deanwater Close	M13 9US	4 Star
180	Phase M	4 Deanwater Close	M13 9US	4 Star
181	Phase M	6 Deanwater Close	M13 9US	4 Star
182	Phase M	8 Deanwater Close	M13 9US	4 Star
187	Phase P	30 Skerry Close	M13 9UD	4 Star
188	Phase P	28 Skerry Close	M13 9UD	4 Star
189	Phase P	26 Skerry Close	M13 9UD	4 Star
190	Phase P	24 Skerry Close	M13 9UD	4 Star
191	Phase P	22 Skerry Close	M13 9UD	4 Star
192	Phase P	20 Skerry Close	M13 9UD	4 Star
193	Phase P	18 Skerry Close	M13 9UD	4 Star
194	Phase P	16 Skerry Close	M13 9UD	4 Star
195	Phase P	14 Skerry Close	M13 9UD	4 Star
196	Phase P	12 Skerry Close	M13 9UD	4 Star

Plot No	Phase	House No and Address	Post Code	Star Rating
221	Phase Q	2 Skerry Close	M13 9UD	4 Star
222	Phase Q	4 Skerry Close	M13 9UD	4 Star
223	Phase Q	6 Skerry Close	M13 9UD	4 Star
224	Phase Q	8 Skerry Close	M13 9UD	4 Star
225	Phase Q	10 Skerry Close	M13 9UD	4 Star
226	Phase Q	25 Mawson Road	M13 9HG	4 Star
227	Phase Q	27 Mawson Road	M13 9HG	4 Star
228	Phase Q	29 Mawson Road	M13 9HG	4 Star
229	Phase Q	31 Mawson Road	M13 9HG	4 Star
230	Phase Q	33 Mawson Road	M13 9HG	4 Star
231	Phase Q	35 Mawson Road	M13 9HG	4 Star
232	Phase Q	37 Mawson Road	M13 9HG	4 Star
233	Phase Q	39 Mawson Road	M13 9HG	4 Star
234	Phase Q	52 Wadeson Road	M13 9WA	4 Star
235	Phase Q	50 Wadeson Road	M13 9WA	4 Star
236	Phase Q	48 Wadeson Road	M13 9WA	4 Star
245	Phase R	44 Wadeson Road	M13 9UP	4 Star
246	Phase R	46 Wadeson Road	M13 9UP	4 Star
250	Phase T	2 Balsam Road	M13 9UL	4 Star
251	Phase T	4 Balsam Road	M13 9UL	4 Star
252	Phase T	6 Balsam Road	M13 9UL	4 Star
253	Phase T	8 Balsam Road	M13 9UL	4 Star
254	Phase T	10 Balsam Road	M13 9UL	4 Star
255	Phase T	7 Daleford Road	M13 9WA	4 Star
256	Phase T	9 Daleford Road	M13 9WA	4 Star
257	Phase U	32 Sylvia Pankhurst Way	M13 9NJ	4 Star
258	Phase U	30 Sylvia Pankhurst Way	M13 9NJ	4 Star
259	Phase U	28 Sylvia Pankhurst Way	M13 9NJ	4 Star
260	Phase U	26 Sylvia Pankhurst Way	M13 9NJ	4 Star
261	Phase U	24 Sylvia Pankhurst Way	M13 9NJ	4 Star
262	Phase U	22 Sylvia Pankhurst Way	M13 9NJ	4 Star
263	Phase U	20 Sylvia Pankhurst Way	M13 9NJ	4 Star
264	Phase U	18 Sylvia Pankhurst Way	M13 9NJ	4 Star
265	Phase U	16 Sylvia Pankhurst Way	M13 9NJ	4 Star
266	Phase U	14 Sylvia Pankhurst Way	M13 9NJ	4 Star
267	Phase U	12 Sylvia Pankhurst Way	M13 9NJ	4 Star
268	Phase U	10 Sylvia Pankhurst Way	M13 9NJ	4 Star
269	Phase U	8 Sylvia Pankhurst Way	M13 9NJ	4 Star
270	Phase U	6 Sylvia Pankhurst Way	M13 9NJ	4 Star
271	Phase U	4 Sylvia Pankhurst Way	M13 9NJ	4 Star
272	Phase U	2 Sylvia Pankhurst Way	M13 9NJ	4 Star

Plot No	Phase	House No and Address	Post Code	Star Rating
274	Phase V	19 Balsom Close	M13 9UL	4 Star
275	Phase V	21 Balsom Close	M13 9UL	4 Star
276	Phase V	39 Sylvia Pankhurst Way	M13 9NJ	4 Star
277	Phase V	37 Sylvia Pankhurst Way	M13 9NJ	4 Star
278	Phase V	35 Sylvia Pankhurst Way	M13 9NJ	4 Star
279	Phase V	33 Sylvia Pankhurst Way	M13 9NJ	4 Star
280	Phase V	31 Sylvia Pankhurst Way	M13 9NJ	4 Star
281	Phase V	29 Sylvia Pankhurst Way	M13 9NJ	4 Star
282	Phase V	27 Sylvia Pankhurst Way	M13 9NJ	4 Star
283	Phase V	25 Sylvia Pankhurst Way	M13 9NJ	4 Star
284	Phase V	23 Sylvia Pankhurst Way	M13 9NJ	4 Star
285	Phase V	21 Sylvia Pankhurst Way	M13 9NJ	4 Star
286	Phase V	19 Sylvia Pankhurst Way	M13 9NJ	4 Star
287	Phase V	17 Sylvia Pankhurst Way	M13 9NJ	4 Star
288	Phase V	15 Sylvia Pankhurst Way	M13 9NJ	4 Star
289	Phase V	1 Buttercup Street	M13 9PB	4 Star
294	Phase Y	27 Arkley Street	M13 9YN	4 Star
295	Phase Y	29 Arkley Street	M13 9YN	4 Star
296	Phase Z	41c Brunswick Street	M13 9SX	4 Star
297	Phase Z	41 b Brunswick Street	M13 9SX	4 Star
298	Phase Z	41a Brunswick Street	M13 9SX	4 Star
299	Phase Z	41 Brunswick Street	M13 9SX	4 Star
300	Phase Z	39b Brunswick Street	M13 9SX	4 Star
301	Phase Z	39a Brunswick Street	M13 9SX	4 Star
302	Phase Z	2 Peace Road	M13 9PA	4 Star
303	Phase Z	4 Peace Road	M13 9PA	4 Star
304	Phase Z	6 Peace Road	M13 9PA	4 Star
305	Phase Z	8 Peace Road	M13 9PA	4 Star
306	Phase Z	10 Peace Road	M13 9PA	4 Star
307	Phase Z	12 Peace Road	M13 9PA	4 Star
308	Phase Z	2 Ardeen Road	M13 9RY	4 Star
309	Phase Z	4 Ardeen Road	M13 9RY	4 Star
310	Phase Z	6 Ardeen Road	M13 9RY	4 Star
311	Phase Z	8 Ardeen Road	M13 9RY	4 Star
312	Phase Z	10 Ardeen Road	M13 9RY	4 Star
112	Phase 9	48 Grosvenor Street	M1 7EW	4 Star
113	Phase 9	46 Grosvenor Street	M1 7EW	4 Star
114	Phase 9	44 Grosvenor Street	M1 7EW	4 Star
115	Phase 9	42 Grosvenor Street	M1 7EW	4 Star
116	Phase 9	40 Grosvenor Street	M1 7EW	4 Star
117	Phase 9	38 Grosvenor Street	M1 7EW	4 Star
118	Phase 9	36 Grosvenor Street	M1 7EW	4 Star
119	Phase 9	34 Grosvenor Street	M1 7EW	4 Star
120	Phase 9	32 Grosvenor Street	M1 7EW	4 Star

Plot No	Phase	House No and Address	Post Code	Star Rating
121	Phase 9	30 Grosvenor Street	M1 7EW	4 Star
122	Phase 9	28 Grosvenor Street	M1 7EW	4 Star
123	Phase 9	26 Grosvenor Street	M1 7EW	4 Star
124	Phase 9	9 Penfield Close	M1 7JL	4 Star
125	Phase 9	11 Penfield Close	M1 7JL	4 Star
126	Phase 9	13 Penfield Close	M1 7JL	4 Star
Other	Other	6 Litcham Close	M1 7FN	4 Star
Other	Other	4 Litcham Close	M1 7FN	4 Star
Other	Other	2 Litcham Close	M1 7FN	4 Star
Other	Other	27 Bramwell Drive	M13 9YB	4 Star
Other	Other	29 Bramwell Drive	M13 9YB	4 Star
Other	Other	31 Bramwell Drive	M13 9YB	4 Star
Other	Other	33 Bramwell Drive	M13 9YB	4 Star
Other	Other	12 Balsam Close	M13 9UL	4 Star
Other	Other	4 Daleford Road	M13 9WA	4 Star
Other	Other	2 Daleford Road	M13 9WA	4 Star

The certificates are combined into a single pdf for ease of upload. We believe the above certificates permit discharge of Condition 5 for the following:

Phase 5 – discharge for all dwellings in phase

Phase 25 - discharge for all dwellings in phase

Phase 34 - discharge for all dwellings in phase

Phase 41 - discharge for all dwellings in phase

Phase 48 - discharge for all dwellings in phase

Phase 77 - discharge for all dwellings in phase

Phase 80 - discharge for all dwellings in phase

Phase 82 - discharge for all dwellings in phase

Phase 88a – discharge for all dwellings in phase

Phase 90 – discharge for all dwellings in phase

Phase 91 – discharge for all dwellings in phase

Phase AP – discharge for all dwellings in phase

Phase AR – discharge for all dwellings in phase

Phase AS – discharge for all dwellings in phase

Phase K – discharge for all dwellings in phase

Phase M – discharge for all dwellings in phase

Phase P – discharge for all dwellings in phase

Additionally for 6 Litcham Close, 4 Litcham Close, 2 Litcham Close, 27 Bramwell Drive, 29 Bramwell Drive, 31 Bramwell Drive, 33 Bramwell Drive, 12 Balsam Close, 4 Daleford Road and Daleford Road.

Further applications will follow once certification is completed.

The application fee has been paid via the planning portal.

If you have any queries regarding the information that has been submitted as part of the application, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "David Tye". The signature is written in a cursive style with a large, stylized 'D' and 'T'.

David Tye BSc MTPI MRTPI
Director

Cc Abbie Mason, Countryside Properties (UK) Ltd