

31st May 2024

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**DISCHARGE OF CONDITIONS 14 AND 17 RELATING TO PLANNING CONSENT REF 130394/FO/2021
BRUNSWICK MILL / BRUNSWICK PLACE, BRADFORD ROAD, MANCHESTER M40 7EZ
PLANNING PORTAL REF PP-13115422**

This submission seeks to discharge conditions 14 (boundary treatments) and 17 (landscaping) of consented application 130394/FO/2021 at Brunswick Mill, insofar as they relate to Phase 1 of the development. We are therefore seeking a partial discharge of the relevant conditions.

Condition 14 – Boundary Treatment

The condition states as follows, with our own emphasis added:

*Prior to any above ground works **on a particular phase**, details of **all the boundary treatment and access gates** to Bradford Road **as relevant to that phase** of the development shall be submitted for approval in writing by the Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of that phase of the development.*

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Condition 14 requires details of all boundary treatments and access gates to Bradford Road. It allows for a phased discharge and this is the approach taken. Information relevant to the first phase is provided as part of this submission. Therefore a partial discharge of the condition is sought.

In order to respond to this condition, we have submitted two drawings. Drawing ref L(---)440 P5 shows that the boundary treatment to the car park on Bradford Road will take the form of a railing mounted on a low plinth, with piers topped with a cast stone coping. The brick is to be reclaimed or matching Imperial brick. The railing design will reflect existing heritage elements onsite. The plinth height balances the aesthetic appearance with the need for visibility in the interests of highway safety.

Drawing ref (L---)441 P5 confirms that the existing gates are to be retained. However, they do not meet modern security requirements. As such, they are to be retained in place in an open position. A modern gate will be placed forward of the existing gates, set in within the entranceway. This is considered to be a suitable response, which retains the heritage fabric whilst achieving the required standards. Countersunk foldable bollards are to be installed for operation by the concierge. Details are provided on the plan.

The modern gate is confirmed to be double opening. The intention is to obtain a bespoke design from a community artist which reflects the community value of the site. The details of this will be shared with officers at a future date.

Condition 17 - Landscaping

The condition states as follows, with our own emphasis added:

*Notwithstanding drawings 106-LYR-XX-XX-M2D-L-0001-02 Rev 1 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2021, (a) prior to any above ground works on each phase, **details of the hard and soft landscaping** scheme (including appropriate materials, specifications) **relevant to that phase** shall be submitted for approval in writing by the City Council as Local Planning Authority.*

(b) The approved scheme shall be implemented prior to the first occupation of that particular phase of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The submission includes hard and soft landscaping plans relating to the courtyard and to the car park area.

In the courtyard, the cobbles need to be lifted because the levels need to change in order to provide level access to commercial units. Underground services, drainage and an attenuation tank are to be installed. Cobbles are to be retained and re-laid. Additional cobbles will be required because there are no existing cobbles in the corners of the courtyard where built elements are removed. Some existing cobbles are split due to age and wear and will probably not be suitable for re-laying once taken up.



The design intention is to use new sawn cobbles around the perimeter of the courtyard as illustrated in the Courtyard Landscape Hard Materials Plan. These will make up for any shortage of reclaimed material and provide a much smoother surface for wheelchair users to navigate around and across the courtyard. To the left is an image of the proposed cobbles (although we would be specifying shorter units). A sample has been provided for you to view at the Council offices.

The following is a sample image of how the cobbles will be laid. We would be happy to arrange a site visit so that you can see how the first few cobbles are laid, once this stage is reached.



The car park incorporates grasscrete and greening alongside areas of HRA with red coated chippings. Disabled bays will not feature grasscrete.

The grasscrete will likely be Hydro Lineo from Hardscape, image below. We can obtain a sample.



Various car parking layouts were considered. The most efficient layout proved to be the proposed configuration with two entrances. A reduction to one entrance required additional internal circulation space which negatively affects parking quantum.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a long horizontal stroke extending to the right.

Deborah Baker Barnett
Associate Director