

**Planning**

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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

The application site is broadly bound, from the north, by: the A57, Wadeson Road, Brunswick Street, Polygon Street, Stockport Road, around homes at Beamish Close, Bramwell Drive, and East Park Close, around open land to the south east, along Thomson Street (linking through Lauderdale Crescent), around open land and homes at Addison Close, along Kincardine Road, Plymouth View, Upper Brook Street, Brunswick Street, Kincardine Road, Cottenham Street, Kincardine Road, around Elizabeth Yarwood Court, along Whitekirk Close, around Kincardine Court, along Hayman's Walk, Kincardine Road, past the Grosvenor Centre, along Justin Close, Lamport Close, Groom Street and around the roundabout at the A57 junction, before running back onto Wadeson Road. Housing Association homes between Brunswick Street and Croxton Walk, are not included within the application site.

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Burns

Company Name

Mears (acting on behalf of S4 Brunswick)

Address

Address line 1

C/O Agent

Address line 2

Address line 3

C/O Agent

Town/City

County

Country

C/O Agent

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

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

Application to vary Condition Nos 2,14 and 29 attached to permission 101664/FO/2013/N2 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 20 private for sale dwellings from the layout, minor changes to access arrangements, highways, driveways and parking, minor changes to boundary treatments, and the re-siting of some new build properties.

[Note Permission 101664/FO/2013/N2 was for: Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi-use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting.]

Reference number

Permission No. 118379/JO/2017

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

24/04/2018

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

Condition number(s)

1) Approved drawings and documents governing the development.

4) Details of hard and soft landscaping schemes.

13) The positions, design, heights, materials and type of boundary treatments around the development

Has the development already started?

☒ Yes

☐ No

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

10/12/2014

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The application proposes minor changes to some parts of the revised Masterplan approved on 24/04/2018 which succeeded the original Masterplan prepared to deliver the change required to improve Brunswick neighbourhood which was granted planning approval in 2013.

The purpose of this current application is to vary Condition No's 1, 4 and 13 attached to permission 118379/JO/2017 to regularise and allow amendments to the previously approved Revised Brunswick Masterplan including the removal of 24 private for sale dwellings, minor changes to access arrangements (gates, driveways and parking) and minor changes to boundary treatments.

The changes proposed by this application seek to regularise ongoing minor changes made during construction. The changes proposed are minor and, in all cases, S4B have already consulted with residents and works are complete. This application includes a series of drawings which identify where S4B have improved driveway access, improved or enhanced boundary treatments and re positioned gates to improve access. Additionally the application proposes to retain Elizabeth Yarwood House rather than demolish the building and redevelop the cleared site with 24 new build private dwellings.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 1 Approved drawings and documents governing permission; Condition 4 Landscaping scheme and Condition 13 Boundary Treatments are proposed to be varied to refer to the revised plans submitted and listed at Annex A of Paul Butler Associates cover letter reference Jr181240dt01.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Initial Meeting

Date (must be pre-application submission)

19/02/2019

Details of the pre-application advice received

Advise and meetings have been held between S4 Brunswick and key departments and personnel within Manchester City Council including the Council's PFI housing team and planning and highways officers. Follow up conversations have been held with Sue Wills.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
☐ No

I certify/The applicant certifies that:

- The steps taken were:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/06/2023

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

David

Surname

Tye

Declaration Date

23/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

23/06/2023