

The Planning Bureau Limited

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Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Our Ref: CRB
Your Ref: 134946/FO/2022
Date: 23rd December, 2022.

For the attention of Steve McCoombe

Dear Mr McCoombe,

McCARTHY & STONE RETIREMENT LIFESTYLES LTD – ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY II TYPE ACCOMMODATION) WITH ASSOCIATED COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING FOLLOWING THE DEMOLITION OF THE EXISTING BUILDING SITE OF JESSIEFIELD, SPATH ROAD, DIDSBURY, MANCHESTER, M20 2TZ

I refer to the above and our meeting on 15th November, 2022.

I now have pleasure in submitting the following revised drawings:

<i>Drawing number</i>	<i>Drawing Name</i>
NO-2697-3-AC-0002 Rev D	Proposed Site Plan
NO-2697-3-AC-0003	Proposed Site Plan – Proposal Extents
NO-2697-3-AC-0008	Access Treatments
NO-2697-3-AC-1000 Rev C	Proposed Floor Plans
NO-2697-3-AC-1001 Rev C	Proposed Roof Plan
NO-2697-3-AC-2001 Rev D	Proposed Elevations 1 of 2
NO-2697-3-AC-2002 Rev D	Proposed Elevations 2 of 2
NW-2697-03-LA-101 3712 Rev E	Landscape Layout

The following documents / technical studies are also submitted:

<i>Document Title</i>	<i>Author</i>
Design Supporting Statement	Kenneth Brown MRTPI, BSc (Hons), MA Urban Design
Visually Verified Views (Winter and Summer)	Nicholas Pearson Associates

The Design Supporting Statement sets out in detail the changes that have been made but in summary the revised scheme responds to the points you raised at our meeting in the following ways:

- Reduction in width of the element fronting Spath Road;
- Provision of an impression of separation between the Spath Road and Lancaster Road elements;
- Reduction in ridge height along the entire Lancaster Road element;
- Lancaster Road frontage set further back from the road;

Unit 3, Edward Court, Broadheath, Altrincham, WA14 5GL

- Access narrowed and gate piers included; and
- Row of parking to the north west of the access removed.

Overall we believe that the revised scheme is an appropriate and high-quality townscape response and is in no way dominant or incongruous in the street scene or detrimental to the character of the area. The design of the proposed development has made significant amendments to address both the appeal decision as well as your recent comments and should now be approved.

Given the above I trust that you are now in a position to complete your report and present the application with a favourable recommendation to the Planning Committee's meeting on 16th February, 2023. I can also confirm that my Client agrees to extend the period for the application's determination until 17th February, 2023.

I thank you in anticipation of your co-operation and look forward to hearing from you.

Yours sincerely,



CHRIS R BUTT BA(Hons), BPI, MRTPI
Associate Director

Encs.