



Paul Butler Associates

Planning, Development & Heritage Consultants

05 August 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

17.1134jw02

FAO Sue Wills

Dear Julie,

Brunswick PFI, Brunswick, Manchester, M13 9AJ

RE: Phase AF - Land adjacent to Cumbrian Close and Copeman Close

Application for non-material amendment for the siting of a terrace of six new houses (Plot numbers 364, 365, 366, 367, 368, 369) approved under Planning Permission 118379/JO/2017.

On behalf of my client Vistry Partnerships North West, please find attached an application for non-material amendments under section 96A of the Town and Country Planning Act 1990 to planning permission 118379/JO/2017 to allow the resiting of a terrace of six new houses which form part of Phase AF of the Brunswick PFI area. The proposals involve repositioning the new terrace 1m further away from the existing terrace of properties on Cumbrian Close which lie to the north.

The resiting will ensure that the foundations of the existing property are not impacted by the erection of the new terrace. The increased distance between the gables of the two terraces will also benefit the existing and future residents of these end of terrace properties which will be located slightly further apart. The planning history of the land is as follows:

- Planning permission 101664/FO/2013/N2 granted approval 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'.*
- Planning permission 118379/JO/2017 granted approval 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*

dwelling 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'.

As part of planning permission 118379/JO/2017, new build housing phase AF was approved including the erection of the terrace of six properties which are the subject of this resiting application (Plots 364, 365, 366, 367, 368, 369). For ease of reference the existing approved position of the terrace is shown on Drawing AF 7550 (04) 000 L/H panel 'Existing Phase AF'.

This application proposes to make a small adjustment to the location of the block of 6 terraced houses previously approved. The revised position of the terraced block is shown on Drawing AF 7550 (04) 000 R/H panel 'Proposed Phase AF' which shows Properties 364 – 369 moved 1000 mm to the southeast from their presently approved positions. No other changes are proposed and properties 370, 371 and 372 retain their existing approved positions. The proposed landscaping layout is adjusted to accommodate the proposed resiting and a revised drawing M4976-189 Rev 01 is submitted for approval.

Drawings submitted via the planning portal which form part of the application:

NMC Application Plans:

Dwg No.	Title	Scale and Paper Size
7550-BA-AF-OF-DR-A-(04) 000	Existing and proposed location of Phase AF	1:250 @ A1
M4976-189 Rev 01	Phase AF General Arrangement	1:100 @ A1

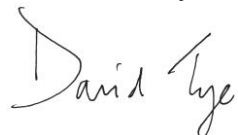
Previously Approved plans submitted for information:

Dwg No.	Title	Scale and Paper Size
M001 rev B	Site Location Plan (118379/JO/2017)	1:1000 @ A0
M4976-189 Rev00	Phase AF General Arrangement	1:100 @ A1

We trust that this information is sufficient to enable the positive determination of this application, but please do not hesitate to get in touch if you do require anything further. The application fee will be paid by Vistry on submission of the application.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

Cc Craig Nemeth & Abbie Mason (Vistry Partnerships North West)
Fran Llombart (Buttress)