

Planning

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Mr David Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Date: 2 September 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 134639/NMC/2022

Description: Non material amendment to planning permission referenced 118379/JO/2017 to allow resiting a block of six previously approved houses (Plots 364, 365, 366, 367, 368, 369) within Phase AF of the Brunswick PFI area boundary on land adjacent to Cumbrian Close and Copeman Close moved 1m to the southeast from the previously approved location.

Location: Brunswick Neighbourhood , Manchester , M1 7JG

I refer to your application for a non-material amendment to planning permission reference 118379/JO/2017.

The revision to the approved scheme relate to the re-siting a block of six previously approved houses (Plots 364, 365, 366, 367, 368, 369) and associated driveways within Phase AF of the Brunswick PFI area boundary on land adjacent to Cumbrian Close and Copeman Close 1m further to the southeast from the previously approved location, and associated wording of condition no.1 to be amended to reference the revised plans .

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties, nor give rise to highway safety issues in regard to the associated repositioned driveways .

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 118379/JO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 118379/JO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) 2)a) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Extra Care/Day Care Centre Plans

EC-D-30-100 rev E, Extra Care/Day Care Centre Levels 01-02

EC-D-30-101 rev E, Extra Care/Day Care Centre Levels 03-04

EC-D-30-500 rev C, Extra Care/Day Care Elevations

Boundary Treatment Plans

M4976 LP 014 Rev A, Typical Garden Layout - New Build Properties

M4976 LP 019 Rev A, Typical Garden Layout - Refurbished Properties

S38 Plans showing the design and extent of adoptable carriageway and footway only

UV004393-S38-02A-01 Rev D04, Section 38 Plan, Oregon Close, Area 1

UV004393-S38-02B-01 Rev D07, Section 38 Plan, Oregon Close, Area 2

UV004393-S38-03-01 Rev D05, Section 38 Plan, Plymouth Gove Cycle Link, Scale 1:100@A1 Urban Vision

UV004393-S38-04-01 Rev D05, Section 38 Plan, Clare Street and Lockton Close

UV004393-S38-06-01 Rev D16, Section 38 Plan, Beamish Close

UV004393-S38-07-01 Rev D12, Section 38 Plan, Harehill Close

UV004393-S38-8A-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8A

UV004393-S38-8B-01 Rev D04, Section 38 Plan, Hanworth Close Phase 8B

UV004393-S38-09-01 Rev D09, Section 38 Plan, Bankmill Close

UV004393-S38-10-01 Rev D08, Section 38 Plan, Hartfield Close

UV004393-S38-11-01 Rev D09, Section 38 Plan, Statham Walk

UV004393-S38-11A-01 Rev D03, Section 38 Plan, Balsam Close

UV004393-S38-13-01 Rev D05, Section 38 Plan, Yelverton Walk

UV004393-S38-14-01 Rev D06, Section 38 Plan, Stockland Close

UV004393-S38-19-01 Rev D06, Section 38 Plan, Arkley Walk

UV004393-S38-20-01 Rev D05, Section 38 Plan, Deanwater Close and Henshaw Walk

UV004393-S38-20A-01 Rev D04, Section 38 Plan, Henshaw Walk

UV004393-S38-21A-01 Rev D02, Section 38 Plan, Bramwell Drive Cul-de-Sac

UV004393-S38-22-01 Rev D09, Section 38 Plan, Croxton Walk/Sefton Close

UV004393-S38-23-01 Rev D04, Section 38 Plan, Boulevard to Hartfield Close

UV004393-S38-23A-01 Rev D06, Section 38 Plan, Balsam Close to Whitekirk Close

UV004393-S38-24-01 Rev D07, Section 38 Plan, Pedley Walk

UV004393-S38-26-01 Rev D03, Section 38 Plan, Staverton Close

UV004393-S38-27-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-28-01 Rev D08, Section 38 Plan, Boulevard North Balsam - Skerry - Gartside

UV004393-S38-28-02 Rev D04, Section 38 Plan, Boulevard Central

UV004393-S38-29A-01 Rev D04, Section 38 Plan, Skerry Close

UV004393-S38-29B-01 Rev D05, Section 38 Plan, Boulevard South and Plaza

UV004393-S38-30-01 Rev D04, Section 38 Plan, Cumbrian Close

UV004393-S38-31-01 Rev D05, Section 38 Plan, Glenbarry Close

UV004393-S38-32A-32B-01 Rev D05, Section 38 Plan, Danebank Walk

Detailed Curtilage Plans

M5115-255-1-C03 Proposed Lockton Close 1-25

M5115-168-20-C03 As built Litcham Close 9-27

M5115-112-C00 Proposed Gardens Penfield Close

M5115-166-13-C07 Proposed Merrow Walk 1-35

M5115-170-21-C03 Proposed Mancroft Walk 3-15

M5115-113-20-C02 Proposed Gardens Litcham Close

M5115-243-3-C03 Proposed Pedley Walk 19-21 & Frandley Walk 1-5

M5115-247-8-C04 As built Stratham Walk 1-7

M5115-249-14-C04 Proposed Milnrow Close 2-20

M5115-115-18-C02 Proposed Gardens Wadesmill Walk
M5115-251-15&16-C03 Proposed Cray Walk 12-26
M5115-253-17-C03 Proposed Cray Walk 2-10
M5115-237-22-C03 Proposed Wadeson Road 10-16
M5115-223-23-C05 Proposed Wadeson Road 24-34
M5115-137-65-C06 As built Hardshaw Close 2-20
M5115-128-57-C04 Proposed Gardens Arkley Walk 4-6
M5115-128-57-C Proposed Arkley Walk 4-6
M5115-143-46-C04 Gardens Brunswick Street No. 43-57
M5115-150-45A&45B-C05 Proposed Ardeen Walk 23-57
M5115-186-39-C04 Proposed Tower Square & Beamish Close 12 & 14
M5115-158-76-C05 Proposed Cherryton Walk 2-24
M5115-139-75-C06 Proposed Kincardine 82-102 and Cherryton Walk
M5115-154-42-C06 As built Bramwell Drive 3-15

all stamped as received by the Local Planning Authority on the 1st December 2017

Boundary treatments 1 of 3 dwg M4976-LP-006 Rev C
Boundary treatments 2 of 3 dwg M4976-LP-007 Rev D
Boundary treatments 3 of 3 dwg M4976-LP-008 Rev C
Parking Information 1 of 3 M5115-270/1 CO1
Parking Information 2 of 3 M5115-270/2 CO1
Parking Information 3 of 3 M5115-270/3 CO1
House Type Plan M4976 Rev A
M5115-241-3-C07 Proposed Pedley Walk 9-17 & Harehill Close 1-7
all stamped as received by the Local Planning Authority on the 28th March 2018

Site Masterplan M4976-LP-000 Rev D
M5115-239-4 CO7 Proposed Pedley Walk 1-7 Wadeson Road 2-8
all stamped as received by the Local Planning Authority on the 28th March 2018

b) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under planning permission 101664/FO/2013/N2 on 30 May 2013 continue to be approved drawings for the purposes of this permission:

Masterplan Series

M001 Rev B, Site Location Plan - Red Line Application Area (PFI Boundary)
M002 Rev D, Demolition Plan
M004 Rev C, Reversals Plan
M008 Rev C, Low Rise Retained & Reversals House Type Location Plan

S4B Office, Retail & Apartments

CH-D-30-100 Rev C, S4B Housing Office Layout
D-T1-30-100 Rev E, Retail / Apartment Block - Floor Plans - Level 00 (Polygon St Site)
D-T1-30-200 Rev F, Retail / Apartment Block - Floor Plans - Levels 01-03 (Polygon St Site)
D-T1-30-500 Rev E, Retail / S4B Housing Office / Apartments Proposed Elevations
D-T1-30-500A Rev D, Retail / Apartment Block - Proposed Colour Rendered Elevations
D-T1-30-600 Rev B, Section Through Retail / Maisonettes

Extra care/ Day care Centre

EC-D-30-102 Rev C, Extra Care / Day Care Centre Site Plan Level 00
EC-D-30-500A Rev A, Extra Care / Day Care - Modelled Elevations
EC-D-30-600 Rev A, Extra Care / Day Care - Sections
LIB-D-30-100 Rev B, Library Plan, Elevations & Sections

New Build Properties

D-HT-30-100D, DFA 2 Compliant House Types A-C
D-HT-30-101D, DFA 2 Compliant House Types D,E & G
D-HT-30-102D, DFA 2 Compliant House Types K & L
D-HT-30-103D, DFA 2 Compliant House Type M
B009A Rev B, New House Types A & A* - Colour Rendered Elevations
B010A Rev B, New House Type B & B* - Colour Rendered Elevations
B011A Rev B, New House Type C & C* - Colour Rendered Elevations
B012A Rev B, New House Type D - Colour Rendered Elevations
B013A Rev B, New House Type E - Colour Rendered Elevations
B013C Rev B, New House Type E* - Plans & Elevations (Non - DFA 2)
B015A Rev B, New House Type G - Colour Rendered Elevations
B017A Rev B, New House Type K* - Colour Rendered Elevations (Non - DFA 2)
B018A Rev B, New House Type L & L* - Colour Rendered Elevations
B019A Rev B, New House Type M - Colour Rendered Elevations
B020A Rev B, New House Type N - Colour Rendered Elevations

Refurbished Properties

D-HT-30-001, Low Rise Retained House Types - Existing Plans
D-HT-30-002, Low Rise Retained House Types - Existing Plans
FB-30-001, Flying Bedroom - Existing & Proposed Plans - 2-5 Pedley walk
FB-30-002, Flying Bedroom - Existing & Proposed Plans -2-3 Arley Moss Walk
FB-30-003, Flying Bedroom - Existing & Proposed Plans -3-5Daleford Square
FB-30-004, Flying Bedroom - Existing & Proposed Plans - 3 Cadum Walk - 6 Bramwell Drive
FB-30-005, Flying Bedroom - Existing & Proposed plans - 20-22 Hardshaw Close
M1-D-30-100, Retained Maisonette Plans & Elevations 1-51 Lockton Close
M1-D-30-100A, Retained Maisonette Plans & Elevations / NBS 1-51 Lockton Close
M2-D-30-100, Retained Maisonette Plans & Elevations -2-32 Hursthead Walk
M2-D-30-100A, Retained Maisonette Plans & Elevations / NBS 2-32 Hursthead Walk
M3-D-30-100, Retained Maisonette Plans & Elevations -1-35 Merrow Walk
M4-D-30-100, Retained Maisonette Plans & Elevations -9-47 Litcham Close
M5-D-30-100, Retained Maisonette Plans & Elevations -3-29 Mancroft Walk
M6-D-30-100, Retained Maisonette Plans & Elevations -1-51 Skerry close
M7-D-30-100, Retained Maisonette Plans & Elevations -2-34 Helmshore Walk
M8-D-30-100, Retained Maisonette Plans & Elevations -38-56 Helmshore Walk
R001, Refurbished Silkin Court - Plans & Elevations
R001A, Silkin Court - Proposed Elevations
R002, Refurbished Lockton Court - Plans & Elevations
R002A, Lockton Court - Proposed Elevations
R003, Refurbished Lamport Court - Plans & Elevations
R003A, Lamport Court - Proposed Elevations
R004, Refurbished Artillery Court - Plans & Elevations
R004A, Refurbished Artillery Court - Plans & Elevations - NBS Section
R005, Low Rise Retained House Type N - Terraced
R006, Low Rise Retained House Type R
R007, Low Rise Retained House Type U
R008, High Rise Materials Sheet
R009, Low Rise Retained Flats - Cottage Flats
R010 Rev A, Lamport, Lockton & Silkin Existing / Proposed Plans & Elevations
R011, Low Rise Retained House Type A
R012, Low Rise Retained House Type B
R013, Low Rise Retained House Type C
R014, Low Rise Retained House Type D

R015, Low Rise Retained House Type E
R016, Low Rise Retained House Type F
R017, Low Rise Retained House Type G
R018, Low Rise Retained House Type J
R019, Low Rise Retained House Type K
R020, Low Rise Retained House Type L
R021, Low Rise Retained House Type M
R022, Low Rise Retained House Type N
R023, Low Rise Retained House Type O
R024, Low Rise Retained House Type P
R025, Low Rise Retained House Type R
R026, Low Rise Retained House Type S
R027, Low Rise Retained House Type T
R028, Low Rise Retained House Type U
R029, Low Rise Retained House Type V
R030, Reversed House Type A
R031, Reversed House Type D
R032, Reversed House Type K

Landscape Series

M4976 LP 001, Topographical Survey (1 of 3)
M4976 LP 002, Topographical Survey (2 of 3)
M4976 LP 003, Topographical Survey (3 of 3)
M4976 LP 004 Rev A, Tree Removal Plan
M4976 LP 026, Accessibility & Linkages
M4976 LD 101 Rev A, Boundary Treatment Details
M4976 LD 102, Tree Pit Detail - Paved Areas
M4976 LD 103, Tree Pit Detail - Soft Ground
M4976 LD 104, Tree Pit Detail - Feathered / Standard Trees
M4976 LD 105 Rev A, Combined Boundary Treatment Elevations
M4976 LD 107, Polygon Street Gardens Boundary Elevations

Lighting Drawings

Holophane drawing: Polygon Building Manchester dated 28th January 2013
Holophane drawing: Brunswick Extra Care Centre dated 15th January 2013

Planning Reports

P04, Planning Statement
P05, Regeneration Statement
P06, Town Centre Use Statement
P07, Statement of Community Involvement
Secure Parking Courts Statement
Cycle Parking Standards
Demolition Method Statement
Sustainability Reports
Code For Sustainable Homes Strategy Document - New Construction Housing
Code For Sustainable Homes Strategy Document - New Construction Apartments
BREEAM Strategy Document - Retail
BREEAM Strategy Document - Extra Care Facility
Sustainability Statement
R02 Energy Strategy Report
Ground Investigation
47065497/GEO/001, Proposed Supplementary Ground Investigation Location Plan
47065497/GEO/002, Outline Specification for Proposed Supplementary Ground Investigation

47065497/GEO/003, Explanatory Cover Letter Including Review of Existing and Rationale for Proposed Ground Investigation
Transport & Highways
Transport Assessment
Section 247 Stopping Up Agreements
Section 278 Agreements
Site Assessments
Flood Risk Assessment and Addendum
M4976 LD 202, Open Space Audit
Site Waste Management Plan
Crime Impact Statement (Brunswick PFI Mixed Use Development) Version A
Proposal Strategies
Design & Access Statement Planning Application February 2013
M4976 LD 201 Landscape Strategy
Environmental Statement
Environmental Statement Volume I - Main Report
Environmental Statement Volume II - Figures to the Main Report
Environmental Statement Volume III - Technical Appendices
Non-Technical Summary (NTS)

c) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 106129/NMC/2014/N2 approved on 25 July 2014 continue to be approved drawings for the purposes of this permission:

UV005167-L-BW-102 Rev C, Brunswick Multi Use Games Area General Arrangement Plan
UV005167-LBW-108 Rev D, Brunswick Multi Use Games Area Court Marking Layout
UV005167-L-BW-107 Rev C, Brunswick Multi Use Games Area Fencing Layout
UV005167-L-BW-103 Rev C, Brunswick Multi Use Games Area Existing and Proposed Levels Plan
Letter from David Tye dated 18 June 2014

d) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 107400/NMC/2014/N2 approved on 10 December 2014 continue to be approved drawings for the purposes of this permission:

B009 Rev G, New House Type A DFA2 Compliant
B009C Rev E, New House Type A* Non-DFA2 Compliant
B010 Rev F, New House Type B plans & Elevations DFA2 Compliant
B010C Rev D, New House Type B* Non-DFA2 Compliant
B011 Rev G, New House Type C plans & Elevations DFA2 Compliant
B011C Rev E, New House Type C* Non-DFA2 Compliant
B012 Rev H, New House Type D plans & Elevations DFA2 Compliant
B012C Rev E, New House Type D* Non-DFA2 Compliant
B013 Rev G, New House Type E plans & Elevation DFA2 Compliant
B015 Rev F, New House Type G* DFA2 Compliant
B017 Rev F, New House Type K* Non-DFA2 Compliant
B017C Rev B, New House Type K DFA2 Compliant
B018 Rev G, New House Type L Plans & Elevations DFA2 Compliant
B018C Rev E, New House Type L* Non-DFA2 Compliant
B019 Rev G, New House Type M Plans & Elevations DFA2 Compliant
B020 Rev H, New House Type N Plans & Elevations Non DFA2 Compliant
Letter from David Tye dated 6 November 2014

e) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 108464/NMC/2015/N2 approved on 23 April 2015 continue to be approved drawings for the purposes of this permission:

Existing Site Location Plan Phase 83 DFA 2 House Type A- 4 No.
Proposed site plan Phase 83 DFA 2 4 No. House Type A
Proposed Ground & First Floor Plan Phase 83 - 4 Type A - DFA 2 Plot Numbers 61-64
Proposed Block Elevations Phase 83 - 4 Type A - DFA 2 Plot Numbers 61-64
Block 83 General Arrangement and Planting Plan

f) For the avoidance of doubt the following drawings and documents granted approval by Manchester City Council under Non material amendment application 117650/NMC/2017 approved on 2 October 2017 continue to be approved drawings for the purposes of this permission:

M4976-600 Rev D00 Rev D06, Arkley Walk/Sefton Close Plan Illustrating Revised Planning Layout
UV0044393-S38-19-01, Arkley Walk Section 38 Plan
UV004393-S38-22-01, Croxton Walk /Sefton Close Section 38 Plan

As amended by plans refs;

Existing and proposed location of Phase AF plan ref: 7550-BA-AF-OF-DR-A-(04) 000; and Phase AF General Arrangement Plan ref: M4976-189 Rev 01 received on 9th August 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC8, H1, H5, H8, H10, C8, C9, T1, T2, EN1, EN3, EN6, EN8, EN9, EN10, EN11, EN12, EN14, EN15, EN18 and DM1 of the Core Strategy, saved policies AB4, DC7, DC10, DC19, DC20, DC22, DC26, E3.3 and E3.4 within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Providing Housing for Choice SPD and Planning Guidance, the Ardwick Local Plan, and the Central Manchester Strategic Regeneration Framework.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing