MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

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

Brunswick Place

Address Line 2

Bradford Road

Address Line 3

Town/city

Manchester

Postcode

M40 7EZ

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

Easting (x)

385837

Northing (y)

398723

Description

Brunswick Place, Bradford Road

Applicant Details

Name/Company

Title

First name

Surname

Connor

Company Name

Arrowsmith Brunswick Square Limited

Address

Address line 1

45 Pall Mall

Address line 2

St James's

Address line 3

Town/City

London

County

Country

Postcode

SW1Y 5JG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

Kate

Surname

Salter

Company Name

Zerum

Address

Address line 1

South Central, Suite 4E

Address line 2

11 Peter Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 5QR

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

Listed Building Consent for refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill including deconstruction of the small vestiges of perimeter walls of the former cotton mill immediately west of Brunswick Mill (known as Pooley's Mill) to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works

Reference number

130395/LO/2021

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

19/04/2022

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

Condition number(s)

25

Has the development already started?

- [x] Yes
- [ ] No

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

02/04/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Method Statement prepared by Arrowsmith Group
Plans prepared by Hodder and Partners:
L(20)201_Level 1_Mill Building_Plan PROPOSED_1-200_A1
L(20)202_Level 2_Mill Building_Plan PROPOSED_1-200_A1
L(20)203_Level 3_Mill Building_Plan PROPOSED_1-200_A1
L(20)204_Level 4_Mill Building_Plan PROPOSED_1_200_A1
L(20)205_Level 5_Mill Building_Plan PROPOSED_1-200_A1
L(20)206_Level 6_Mill Building_Plan PROPOSED_1-200_A1
L(20)222_Level 2_Proposed_Party wall centre set out plan
L(20)223_Level 3_Proposed_Party wall centre set out plan
L(20)224_Level 4_Proposed_Party wall centre set out plan
L(20)225_Level 5_Proposed_Party wall centre set out plan
L(20)251_Level 1_Mill Building_Wall Plan
L(20)252_Level 2_Mill Building_Wall Plan
L(20)253_Level 3_Mill Building_Wall Plan
L(20)254_Level 4_Mill Building_Wall Plan
L(20)255_Level 5_Mill Building_Wall Plan
L(20)256_Level 6_Mill Building_Wall Plan
L(20)1701_Detailed Plan SHOW FLAT_LEVEL 1
L(22)001_Wall Types Sheet
L(22)002_Wall Plan junctions
L(22)101 Internal Wall Head_Base Details
L(22)102 Typical Steel Column And Beam Boxing Detail
L(22)103 Typical Corridor detail
L(22)104 Cross detail at Party Wall & Cast Iron Beam
L(22)105_Typical Partition under steel beam - Non FR wall
L(22)106 Typical internal entrance elevation
L(22)107_Non Fire rated Partition crossing beam
L(22)108 Typical exposed column and wall detail
L(22)109 Typical Drywall lining around column
L(22)112_Upper floor detail to smoke extract riser
L(22)113_Typical Partition under steel beam - Party Wall
L(22)115_Upper floor detail to smoke extract riser
L(22)222_Level 2_Proposed_Dryline Head Boxing

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Kate Salter

Date

16/12/2025