Environmental Impact Assessment - Statement of Conformity: Wythenshawe Town Centre

On behalf of Muse Places and Wythenshawe Community Housing Group
August 2026

CONTENTS

1 INTRODUCTION.....1
2 STATEMENT OF CONFORMITY 3
3 CONCLUSION 14

APPENDICES

APPENDIX 1 Updated Drawings for 144669/FO/2025

APPENDIX 2 Updated Drawings for 144656/FO/2025

Prepared By: Mike Fisher (Senior Environmental Planner)

Reviewed By: Josh Thomas (Associate Environmental Planner)

Asteer Planning LLP, 3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Version Final

Date: August 2026

1 INTRODUCTION

1.1 This Environmental Impact Assessment ("EIA") Statement of Conformity supports three full planning applications submitted by Muse Places and Wythenshawe Community Housing Group ("the Applicant") in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. Three approved applications for three plots within the town centre, which will be brought forward for residential development, which are referred to as follows:

- C2 The Birtles (Planning Ref: 144669/FO/2025) – approved 23rd February 2026
- Brotherton House (Planning Ref: 144656/FO/2025) – approved 4th March 2026
- Alpha House (Planning Ref: 144655/FO/2025) – approved 23rd March 2026

1.2 The applications were prepared following the adoption of the Wythenshawe Civic Development Framework ('DF') in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (C2 The Birtles and Alpha House) and the remaining plot (Brotherton House) is located immediately adjacent to the boundary of the DF area. The November 2025 Environmental Statement (ES) was prepared as a 'global' ES to support each of the three applications. Further details on the approach are set out in Chapter 2: Assessment Scope and Methodology of the November 2025 ES.

1.3 The location of each site, as defined by each respective red edge planning application boundary is shown on the following Figure 1.1a (Brotherton House) Figure 1.1b (C2 The Birtles) and Figure 1.1c (Alpha House) in the November 2025 ES.

1.4 The Proposed Development seeks to secure full approval for the three residential plots. The descriptions of development are as follows:

- Brotherton House

"Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings"

- C2 The Birtles

"Erection of residential apartments (Use Class C3) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works including generator following demolition of the existing buildings."

- Alpha House

"Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works."

1.5 ES Chapter 2: Assessment Scope and Methodology of the November 2025 ES sets out the assumptions for the wider Development Framework (DF) area which were adopted for the purposes of the assessment.

1.6 The planning applications were approved by Manchester City Council (MCC) for full approval for the residential plots, the accompanying November 2025 ES covered the following technical assessment areas:

- Climate Change; and
- Socio Economics and Health.

1.7 The November 2025 ES, written in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations[1] ('the EIA Regulations'), provided an assessment of the likely significant effects of the development on the environment.

1.8 The purpose of this EIA Statement of Conformity is to consider whether the minor amendments (outlined in Section 2: Statement of Conformity) would alter the conclusions of the November 2025 ES.

[1] **The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)**

2 STATEMENT OF CONFORMITY

2.1 The November 2025 ES assessed and identified the likely significant effects of the three plots.

2.2 Since the submission of the planning applications, a number of minor amendments have been made to the Brotherton House and C2 The Birtles applications, where two s73 applications have been submitted to MCC. No amendments have been made to the approved Alpha House permission.

C2 The Birtles House (144669/FO/2025)

2.3 The s73 application seeks to vary Condition 2 of the approved documents and plans associated with 144669/FO/2025 to allow the revision of the ground floor layout, alterations to generator building and associated landscaping changes, and addition of roof parapet guarding.

2.4 Furthermore, it is proposed that conditions 8, 15 and 35 are rationalised to refer to "*the ground floor commercial unit*" singular rather plural.

Layout

2.5 As shown on the ground floor general arrangement plan (ref. 18702-FCB-AB-GFD-A-0411 P02), see **Appendix 1**, the following changes are proposed to the ground floor layout:

- Reduction of retail units and floorspace (from 3no. units at 260m² total floorspace to 1no. unit at 90m² total floorspace);
- Addition of 1no. 2 bed 3 person apartment (62m²);
- Addition of 2 no. 1 bed 2 person apartment (51m²); and
- Redistribution of utility rooms and cycle store to the east of the building adjacent to the Birtles to accommodate the revised ground floor layout.

Appearance

2.6 As shown on the accompanying elevation plans (as detailed in Table 2, see **Appendix 1**) the following minor material amendments are proposed to the appearance of the building:

- Building height increase of 900mm to extend the parapet in order to provide a safer arrangements for facilities management working at height; and

- Minor changes to elevations fronting on to the Birtles to facilitate internal layout amendments including the removal of 2 no doors, with overhead signage, and replacement with windows. In the interest of safety and security certain windows will now have fritted glazing fitted.

Landscape

2.7 An updated landscape general arrangement (ref. 18702-PLA-XX-XX-D-L-0001 P07), see **Appendix 1**, has been submitted to reflect the changes made to the ground floor layout and the extension of the generator building. This includes:

- Relocation of two trees at the western boundary to accommodate extension of generator (westwards);
- Path to provide north-south connection on western boundary; and
- Minor re-arrangement of ornamental planting.

Housing Mix

2.8 The addition of 3no. residential units will have a minor impact on the housing mix however, as detailed in the table below this is still considered to accord with policy.

Table 1: Approved and Revised Housing Mix

Approved Apartment Type	Amount / Mix (%)	Revised Apartment Type	Amount / Mix (%)
1no. Bed (2 person)	26 / 32%	1no. Bed (2 person)	28 / 33%
2no. Bed (3 person)	55 / 68%	2no. Bed (3 person)	56 / 67%
Total	81/ 100%	Total	84 / 100%

Amended Plans / Documents

2.9 Table 2 sets out the amended plans and documents, see **Appendix 1** for the updated plans, including the originally approved and the updated document / plan with a summary of the changes submitted with the s73 application.

Table 2: Approved and Revised Documents / Plans

Approved Document / Plan Reference (144669/FO/2025)	Proposed Updated Document / Plan	Summary of Change
Plans		
Proposed Site Plan 18702-FCB-ZZ-ZZ-D-A-0401 P01 FCBS	Proposed Site Plan 18702-FCB-ZZ-ZZ-D-A-0401 P02 FCBS	Overview of the alterations to the ground floor layout, re-shaping of generator building and re-design landscaping.
Proposed Plan - Apartment Block - Ground Floor 18702-FCB-AB-GF-D-A-0411 P01 FCBS	Proposed Plan - Apartment Block - Ground Floor 18702-FCB-AB-GF-D-A-0411 P02 FCBS	Details of the alterations to the ground floor layout, re-shaping of generator building and re-design landscaping.
Proposed Plan - Apartment Block - Roof 18702-FCB-AB-RF-D-A-0417 P01 FCBS	Proposed Plan - Apartment Block - Roof 18702-FCB-AB-RF-D-A-0417 P02 FCBS	Identifies the revised height of the roof parapet as guarding.
Proposed Section - Apartment Block 18702-FCB-AB-ZZ-D-A-0611 P01 FCBS	Proposed Section - Apartment Block 18702-FCB-AB-ZZ-D-A-0611 P02 FCBS	Details the revised height of the roof parapet as guarding.
Proposed Elevation - Apartment Block - North 18702-FCB-AB-ZZ-D-A-0711 P01 FCBS	Proposed Elevation - Apartment Block - North 18702-FCB-AB-ZZ-D-A-0711 P02 FCBS	Details the revised height of the roof parapet as guarding.
Proposed Elevation - Apartment Block - South 18702-FCB-AB-ZZ-D-A-0712 P01 FCBS	Proposed Elevation - Apartment Block - South 18702-FCB-AB-ZZ-D-A-0712 P02 FCBS	Details the revised height of the roof parapet as guarding and addition of ground floor apartments.
Proposed Elevation - Apartment Block - East 18702-FCB-AB-ZZ-D-A-0713 P01 FCBS	Proposed Elevation - Apartment Block - East 18702-FCB-AB-ZZ-D-A-0713 P02 FCBS	Details the revised height of the roof parapet as guarding and change in ground floor use (reduction in retail use, openings retained).
Proposed Elevation - Apartment Block - West 18702-FCB-AB-ZZ-D-A-0714 P01	Proposed Elevation - Apartment Block - West 18702-FCB-AB-ZZ-D-A-0714 P02	Details the revised height of the roof parapet as guarding and re-organisation of ground floor services (access and plant rooms).

FCBS	FCBS	
Proposed Generator 18702-FCB-AB-ZZ-D-A-0751 P01 FCBS	Proposed Generator 18702-FCB-AB-ZZ-D-A-0751 P02 FCBS	Details of the re-shaping of generator building (to retain adjacent pedestrian access).
Proposed Bay Studies - Roof & Typical Condition 18702-FCB-ZZ-ZZ-D-A-0802 P01 FCBS	Proposed Bay Studies - Roof & Typical Condition 18702-FCB-ZZ-ZZ-D-A-0802 P02 FCBS	Details the revised height of the roof parapet as guarding.
Landscape General Arrangement 18702-PLA-XX-XX-D-L-0001 P01 Planit	Landscape General Arrangement 18702-PLA-XX-XX-D-L-0001 P07 Planit	Details the alterations to the landscape general arrangement as set out above.
Planting Plan 18702-PLA-XX-XX-D-L-2001 P01 Planit	Planting Plan 18702-PLA-XX-XX-D-L-2002 P05 Planit	Details the revised planting plan as a result of the amended landscaping.
Levels GA 18702-PLA-XX-XX-D-L-3000 P01 Planit	Levels GA 18702-PLA-XX-XX-D-L-3000 P04 Planit	Details the revised levels as a result of the generator extension and landscaping amendments.

Brotherton House (144656/FO/2025)

2.10 The s73 application seeks to vary Condition 2 of the approved documents and plans associated with 144656/FO/2025 to allow:

- The omission of the generator out-building;
- Removal of tree group G3, necessary due to the presence of ash dieback and in order to facilitate the construction of the development of the extra care block and landscaping features;
- Addition of roof PV panels to the roofs of townhouses on Cornfield Drive in order to improve energy efficiency;
- Update to the roof AOD levels;
- Minor elevational changes including updates to the scooter store louvre, windows to corner amenity/dining room elevation and consequent fenceline amendment, and refuse room door shift and updates to the brickwork on the gable.

2.11 The overall quantum of development, approved housing mix, and general layout structure remain unchanged.

Tree Removal and Biodiversity Net Gain

2.12 The removal of the tree group (shown as G3 on the Tree Retention and Removal Plan 18704-PLA-XX-XX-D-L-2008 P04) results in a revised Biodiversity Net Gain ("BNG") Metric. Table 3 outlines the changes below.

2.13 As with the approved scheme (ref: 144656/FO/2025), the design proposals do not meet the BNG Trading Rules for urban trees and low distinctiveness habitats. The revised scheme requires a slight increase in Habitat Unit Deficit equating to 0.49 units. Therefore, engagement regarding off site compensation is taking place and will be agreed prior to commencement.

Table 3: Approved BNG Metric and Revised BNG Metric

Approved BNG Metric		Revised BNG Metric	
On Site Net Change Area Habitat Units	-8.01%	On Site Net Change Area Habitat Units	-14.88%
On Site Net Change Area Hedgerow Units	97.56%	On Site Net Change Area Hedgerow Units	137.33%
Unit Deficit (Habitat Units)	1.28	Unit Deficit (Habitat Units)	1.77

2.14 The proposed development will include enhancements that will contribute to the biodiversity value of the Site due to creation of other neutral grassland, mixed scrub and urban trees enhancement. Therefore, a Habitat Management and Monitoring Plan ("HMMP") for the habitat retention/enhancement, creation and long-term management over 30 years (minimum) will be required for submission to MCC.

Glint and Glare

2.15 Due to the proximity of the Site to Manchester Airport, GIA has prepared a 'Glint and Glare for Aviation Assessment' to accompany the s73 planning application. Based on an agreed methodology, the Assessment concluded that there would be no instances of yellow glare nor would there be glare to the ATC Tower. Pilots would experience either no glare or

green glare, which is normally considered acceptable. The peak luminance for the runway approach paths is always significantly less than 20,000 cd/m2

Amended Plans / Documents

2.16 Table 4 sets out the amended plans and documents, see **Appendix 2** for the updated plans, including the originally approved and the updated document / plan with a summary of the changes submitted with the s73 application.

Table 4: Approved and Revised Documents / Plans

Approved Document / Plan Reference (144656/FO/2025)	Proposed Updated Document / Plan	Summary of Change
Document		
Biodiversity Net Gain Assessment V05 Greengage	Biodiversity Net Gain Assessment V07 Greengage	Details the revised assessment as a result of the removal of tree group (G3). Removal necessary due to ash die-back.
Statutory Biodiversity Metric V03 Greengage	Statutory Biodiversity Metric V05 Greengage	Details the revised metric as a result of the removal of tree group (G3).
Glint and Glare Assessment 20251124-23002 GIA	Glint and Glare Assessment 20260723-23002 GIA	Details the revised assessment due to the addition of PV panels to the roofs of the Townhouses. Attention given to impacts on Manchester Airport.
Arboricultural Implications Assessment TRE/BHW/Rev C Mulberry	Arboricultural Implications Assessment TRE/BHW/Rev D Mulberry	Details the revised arboricultural impact assessment as a result of the removal of tree group (G3). Removal necessary due to ash die-back.
Arboricultural Method Statement TRE/BHW/Rev C Mulberry	Arboricultural Method Statement TRE/BHW/Rev D Mulberry	Details the revised arboricultural method statement as a result of the removal of tree group (G3). Removal necessary due to ash die-back.
Plan		
Proposed Site Plan 18704-FCB-ZZ-ZZ-D-A-0401 P01 FCBS	Proposed Site Plan 18704-FCB-ZZ-ZZ-D-A-0401 P02 FCBS	Overview of the alterations to the site layout in relation to the removal of the generator out-building (towards Poundswick Lane) and tree group.
Proposed Plan – Terrace North – Roof 18704-FCB-TH-RF-D-A-0434 P01 FCBS	Proposed Plan – Terrace North – Roof 18704-FCB-TH-RF-D-A-0434 P02 FCBS	Details the addition of PV roof panels.
Proposed Plan – Terrace South – Roof 18704-FCB-TH-RF-D-A-0444 P01 FCBS	Proposed Plan – Terrace South – Roof 18704-FCB-TH-RF-D-A-0444 P02 FCBS	Details the addition of PV roof panels.

Proposed Site Elevations 18704-FCB-ZZ-ZZ-D-A-0701 P01 FCBS	Proposed Site Elevations 18704-FCB-ZZ-ZZ-D-A-0701 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Elevation – Terrace North 18704-FCB-TH-ZZ-D-A-0731 P01 FCBS	Proposed Elevation – Terrace North 18704-FCB-TH-ZZ-D-A-0731 P02 FCBS	Details the addition of PV roof panels.
Proposed Elevation – Terrace South 18704-FCB-TH-ZZ-D-A-0732 P01 FCBS	Proposed Elevation – Terrace South 18704-FCB-TH-ZZ-D-A-0732 P02 FCBS	Details the addition of PV roof panels.
Proposed Site Section 18704-FCB-ZZ-ZZ-D-A-0601 P01 FCBS	Proposed Site Section 18704-FCB-ZZ-ZZ-D-A-0601 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Section – Extra Care Block 18704-FCB-ZZ-ZZ-D-A-0621 P01 FCBS	Proposed Section – Extra Care Block 18704-FCB-ZZ-ZZ-D-A-0621 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Elevation - Extra Care – Courtyard East 18704-FCB-EC-ZZ-D-A-0727 P01 FCBS	Proposed Elevation - Extra Care – Courtyard East 18704-FCB-EC-ZZ-D-A-0727 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Elevation - Extra Care – Courtyard West 18704-FCB-EC-ZZ-D-A-0728 P01 FCBS	Proposed Elevation - Extra Care – Courtyard West 18704-FCB-EC-ZZ-D-A-0728 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Elevation - Extra Care – North 18704-FCB-EC-ZZ-D-A-0721 P01 FCBS	Proposed Elevation - Extra Care – North 18704-FCB-EC-ZZ-D-A-0721 P02 FCBS	Details changes to roof AOD level typo on planning elevations and scooter store louvre above doors.
Proposed Elevation - Extra Care – East 18704-FCB-EC-ZZ-D-A-0723 P01 FCBS	Proposed Elevation - Extra Care – East 18704-FCB-EC-ZZ-D-A-0723 P02 FCBS	Details changes of windows to corner amenity/dining room elevation (landscape).
Proposed Elevation - Extra Care – South 18704-FCB-EC-ZZ-D-A-0722 P01 FCBS	Proposed Elevation - Extra Care – South 18704-FCB-EC-ZZ-D-A-0722 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Elevation - Extra Care – West 18704-FCB-EC-ZZ-D-A-0724 P01 FCBS	Proposed Elevation - Extra Care – West 18704-FCB-EC-ZZ-D-A-0724 P02 FCBS	Details changes to roof AOD level typo on planning elevations.
Proposed Plan - Extra Care - Ground Floor 18704-FCB-EC-GF-D-A-0421 P01 FCBS	Proposed Plan - Extra Care - Ground Floor 18704-FCB-EC-GF-D-A-0421 P02 FCBS	Details changes to fenceline associated with dining room elevation changes.
Proposed Elevation - Apartment Block – South	Proposed Elevation - Apartment Block – South	Details changes to refuse room door shift and updates to brickwork on gable.

18704-FCB-AB-ZZ-D-A-0712 P01 FCBS	18704-FCB-AB-ZZ-D-A-0712 P02 FCBS	
Proposed Plan - Apartment Block - Ground Floor 18704-FCB-AB-GF-D-A-0411 P01 FCBS	Proposed Plan - Apartment Block - Ground Floor 18704-FCB-AB-GF-D-A-0411 P02 FCBS	Details changes to refuse room door shift.
Proposed Generator 18704-FCB-ZZ-ZZ-D-A-0752 P01 FCBS	Drawing Omitted	Removal of generator out-building.
Landscape General Arrangement 18704-PLA-XX-XX-D-L-0001 Planit	Landscape General Arrangement 18704-PLA-XX-XX-D-L-0001 P04 Planit	Details the removal of tree group (G3).
Planting Plan 2 18704-PLA-XX-XX-D-L-2002 Planit	Planting Plan 2 18704-PLA-XX-XX-D-L-2002 P03 Planit	Details the removal of tree group (G3).
N/A	Tree Retention and Removal Plan 18704-PLA-XX-XX-D-L-2008 P04	Details the removal of tree group (G3).

2.17 Considering the above, this EIA Statement of Conformity has been prepared to demonstrate the minor amendments would not give rise to any additional likely significant effects, therefore confirming no further environmental information is required to be submitted pursuant to the EIA Regulations. Table 5 addresses each of the assessment topics included in the November 2025 ES.

Table 5: ES Compliance Review

Technical Discipline	Compliance Statement & Confirmation of whether Further Assessment is required
Socio Economics and Health	There have been no material changes to the baseline as outlined in the November 2025 ES. There are no changes to the methodology adopted within the November 2025 ES Addendum. The minor amendments do not impact the socio economics and health assessment. Therefore, the minor amendments would not impact the outcome with regards to the assessment of significant effects. Therefore, there are no changes to the socio economics and health assessment outlined within the November 2025 ES and the conclusions remain valid.
Climate Change	There have been no material changes to the baseline as outlined in the November 2025 ES. There are no changes to the methodology adopted within the November 2025 ES Addendum. The minor amendments do not impact the climate change assessment. Therefore, the minor amendments would not impact the outcome with regards to the assessment of significant effects. Therefore, there are no changes to the climate change assessment outlined within the November 2025 ES and the conclusions remain valid.

2.18 This Statement of Conformity has reviewed the minor amendments in relation to the s73 applications for C2 The Birtles and Brotherton House in respect of the November 2025 ES. A review of the comments has been undertaken to consider the potential for any new or amended significant effects to arise as a result of the proposals.

2.19 It was identified that the assessments remain unchanged, and therefore the findings of the November 2025 ES remain valid.

2.20 As noted previously, the November 2025 ES are considered under the 2017 EIA Regulations. Schedule 4 of the 2017 Regulations require that an Environmental Statement include "*A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape*".

2.21 It is considered that these topics are robustly assessed within the November 2025 ES (where relevant and scoped-in to the assessment) and there are no changes required in terms of the scope of the EIA as presented in the November 2025 ES.

2.22 Regulation 25, (1) of the EIA regulations states the relevant planning authority may request 'additional information' to be submitted "which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement", in order to satisfy the Regulations.

2.23 Regulation 25 of the EIA Regulations states:

"*in relation to which the applicant or appellant has submitted an environmental statement, and are of the opinion that, in order to satisfy the requirements of regulation 18(2) and (3), it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement, the relevant planning authority, Secretary of State or inspector as the case may be must notify the applicant or appellant in writing accordingly, and the applicant or appellant must provide that additional information*".

2.24 This EIA Statement of Conformity confirms that no 'additional information' is required to assist the local authority in reaching a reasoned conclusion on the assessment of likely significant effects. The minor amendments, as set out above and in the s73 applications,

do not alter the assessment of likely significant effects as reported in the November 2025 ES, which remain valid and up to date. Therefore, the minor amendments do not trigger the requirements of Regulation 25 of the EIA Regulations.

2.25 Regulation 25 also states that the requirements of Regulation 25 also apply to "*any other information*" submitted by an Appellant. This is defined by the Regulations as "*other substantive information relating to the environmental statement and provided by the applicant or the appellant as the case may be*". The information contained within this Statement is not substantive in nature and does not alter the assessment of likely significant effects are reported in the November ES. As stated, the November ES remains valid and up to date.

3 CONCLUSION

3.1 It is concluded that minor amendments have been considered and do not give rise to any new or altered likely significant effects, nor alter the conclusions reached within the November 2025 ES. The changes have been considered in the context of the 2017 EIA Regulations and requirements of Schedule 4. This confirms that no further assessments are required. The November 2025 ES therefore remains valid and up to date.

3.2 Regulation 25 of the EIA Regulations states:

"in relation to which the applicant or appellant has submitted an environmental statement, and are of the opinion that, in order to satisfy the requirements of regulation 18(2) and (3), it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement, the relevant planning authority, Secretary of State or inspector as the case may be must notify the applicant or appellant in writing accordingly, and the applicant or appellant must provide that additional information".

3.3 No 'additional information' which is 'directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement', is required to be submitted. The November 2025 ES remains valid and up to date and provides a thorough assessment in order for the Local Authority to reach a reasoned conclusion on the likely significant environmental effects of the Proposed Development. In addition, the information contained within this Statement is not substantive in nature and does not alter the assessment of likely significant effects are reported in the November 2025 ES.

3.4 Given the above discussion, it can therefore be concluded that the minor amendments do not alter the conclusions reached within the November 2025 ES. No additional information is therefore considered necessary in respect of the ES, which remains valid and up to date. Therefore, the minor amendments do not trigger the requirements of Regulation 25 of the EIA Regulations.

APPENDIX 1: Updated Drawings for 144669/FO/2025



The Birtles

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- Retail/office spaces
- Residents lobby
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB- AB-GF-D-A-0411

Amendment: P02

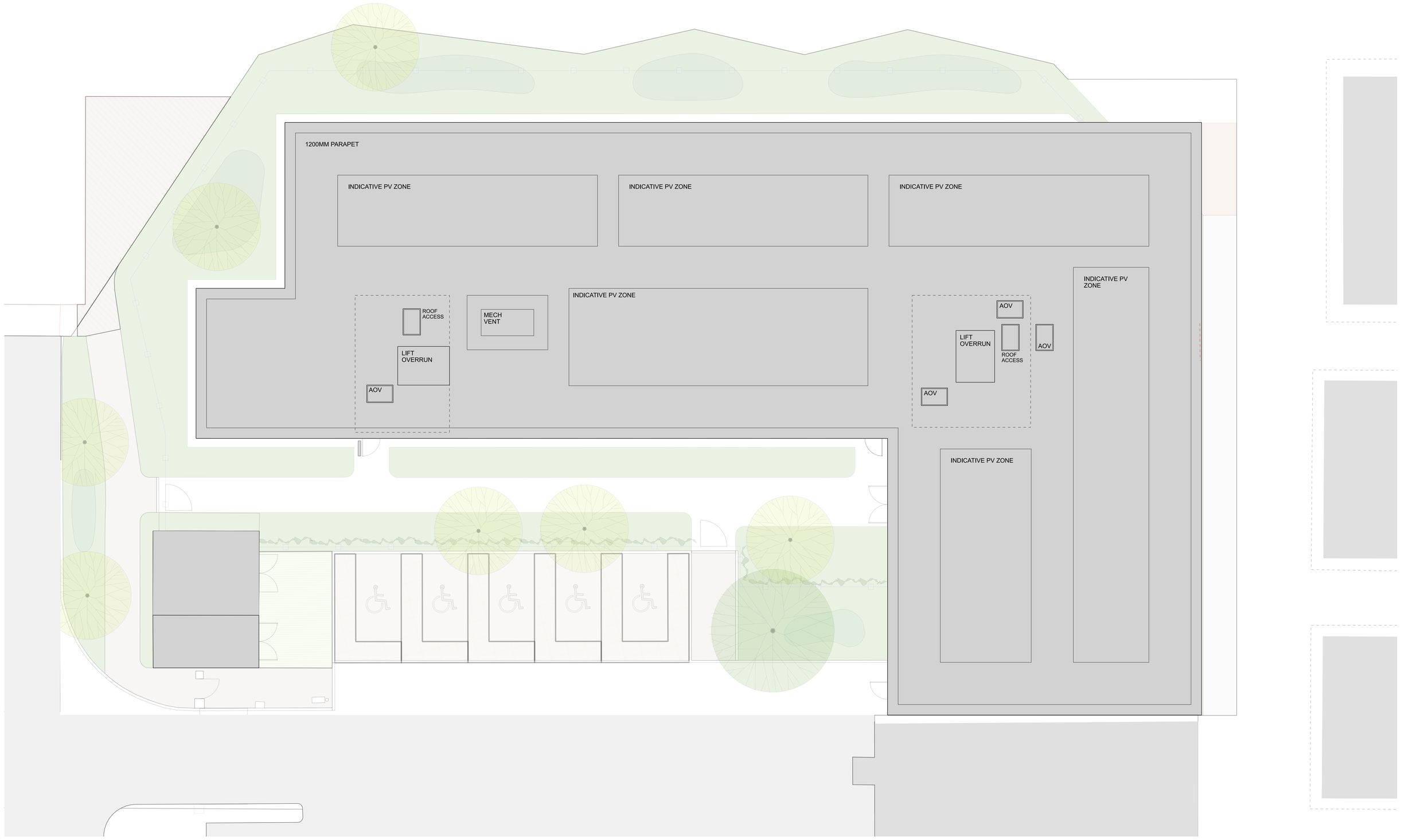
WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED PLAN:
APARTMENT BLOCK - GROUND FLOOR

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- Retail/office spaces
- Residents lobby
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB-AB-RF-D-A-0417

Amendment: P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED PLAN:
APARTMENT BLOCK - ROOF

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

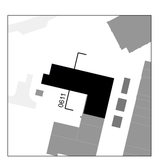
HOUSING TYPOLOGIES KEY

- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- Retail/office spaces
- Residents lobby
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18702-FCB-AB-ZZ-D-A-0611

Amendment
P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED SECTION
APARTMENT BLOCK

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

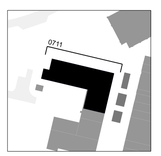
ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel SIgnage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	7	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18702-FCB- AB-ZZ-D-A-0711

Amendment
P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED ELEVATION:
APARTMENT BLOCK - NORTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	7	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB- AB-ZZ-D-A-0712

Amendment: P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED ELEVATION:
APARTMENT BLOCK - SOUTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

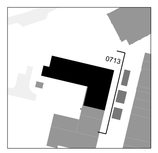
ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



Feilden Clegg Bradley Studios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18702-FCB-AB-ZZ-D-A-0713

Amendment
P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED ELEVATION:
APARTMENT BLOCK - EAST

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

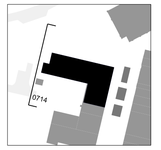
ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB-AB-ZZ-D-A-0714
Amendment: P02

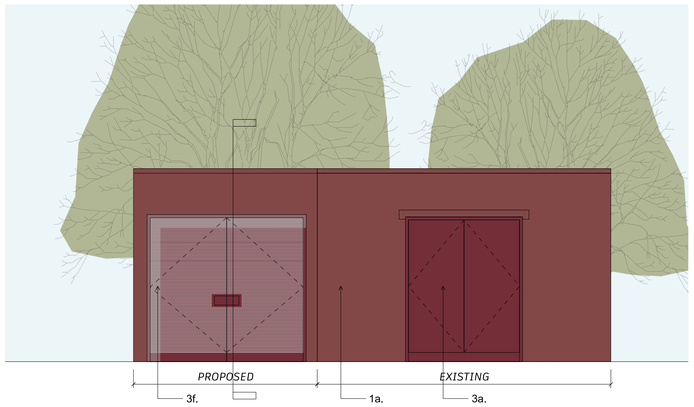
WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED ELEVATION:
APARTMENT BLOCK - WEST

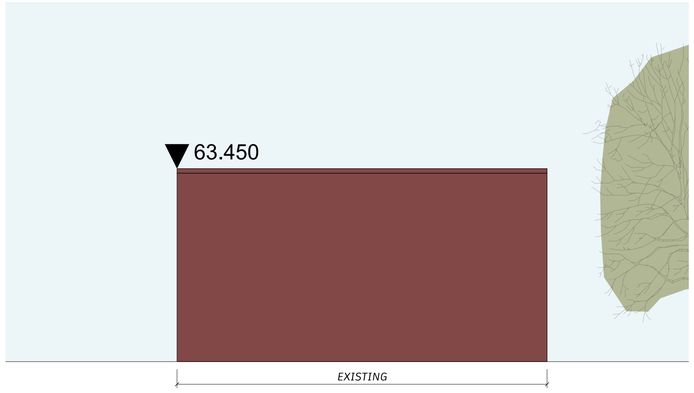
Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

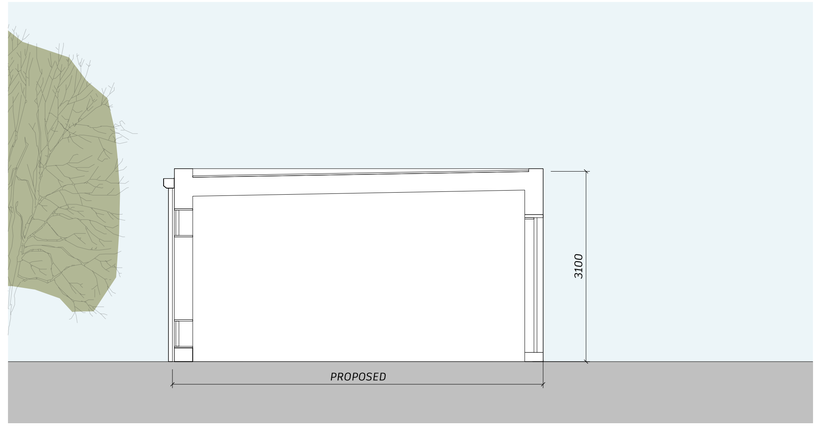
FCBS Project No. 2141-2



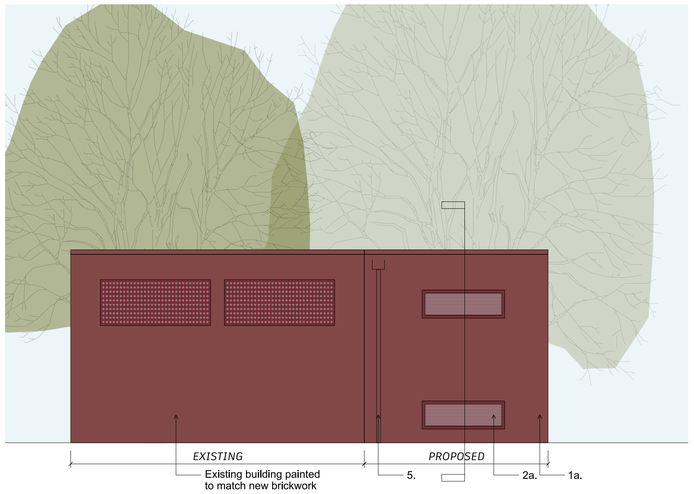
01 EAST ELEVATION
Scale 1:50



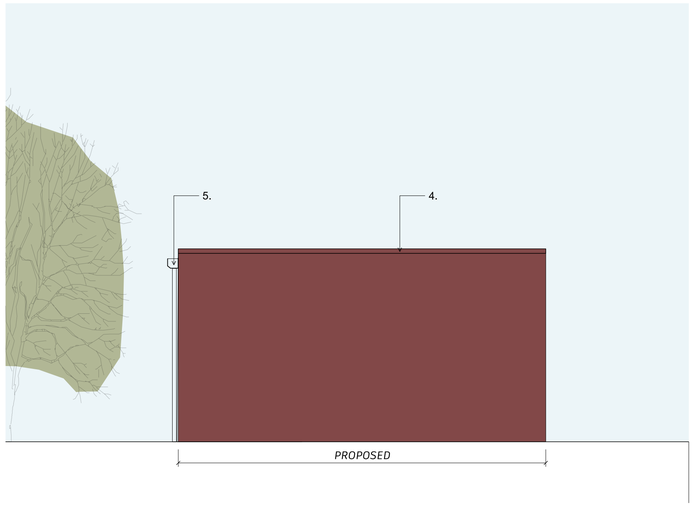
02 NORTH ELEVATION
Scale 1:50



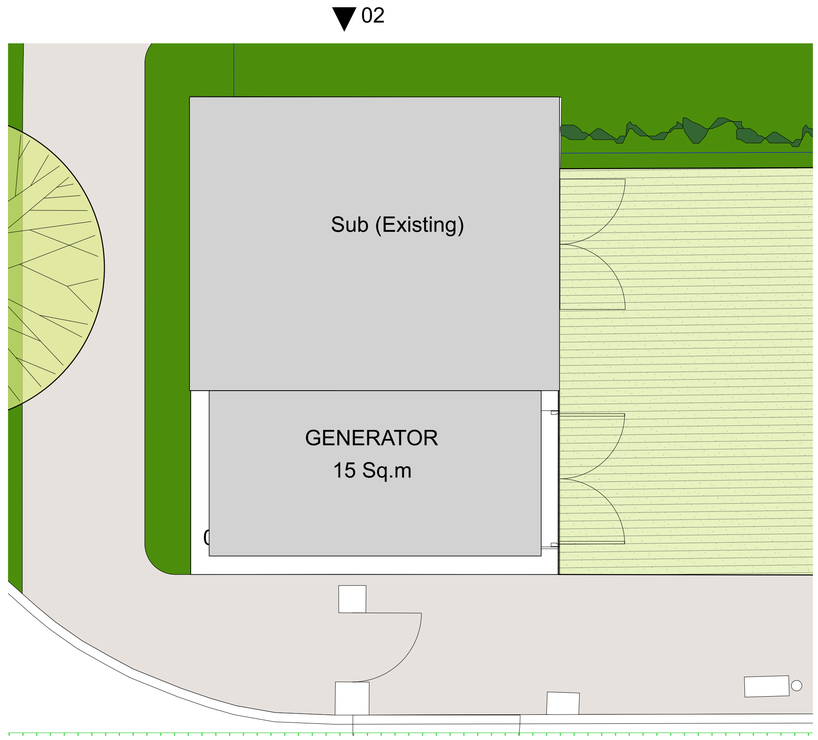
05 SECTION
Scale 1:50



03 WEST ELEVATION
Scale 1:50



04 SOUTH ELEVATION
Scale 1:50



06 PLAN
Scale 1:50

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing
1b	Brickwork perforated
2a	PPC Alu louvre panel
3a	PPC Alu double-leaf solid door
3e	PPC Alu single-leaf solid door
3f	PPC Alu door with louvres
4	Flat roof system
5	PPC Alu Hopper & Downpipes

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No 18702-FCB- AB-ZZ-D-A-0751

Amendment P02

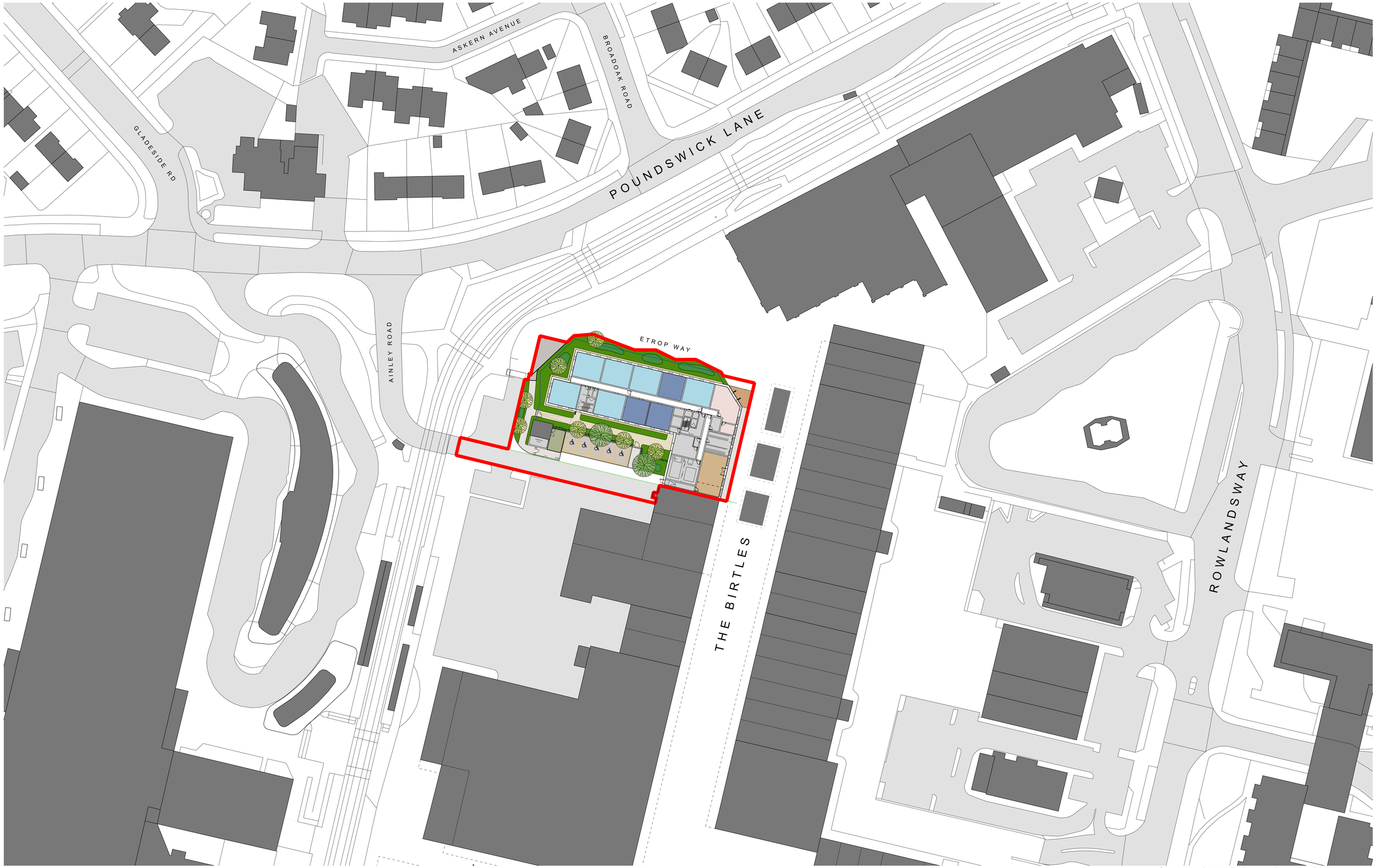
WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED
GENERATOR

Scale 1:50 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-2



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- Retail/office spaces
- Residents lobby
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 5 10 25 50

©Crown copyright 2025. All rights reserved. Licence number 100007514.

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB- ZZ-ZZ-D-A-0401

Amendment: P02

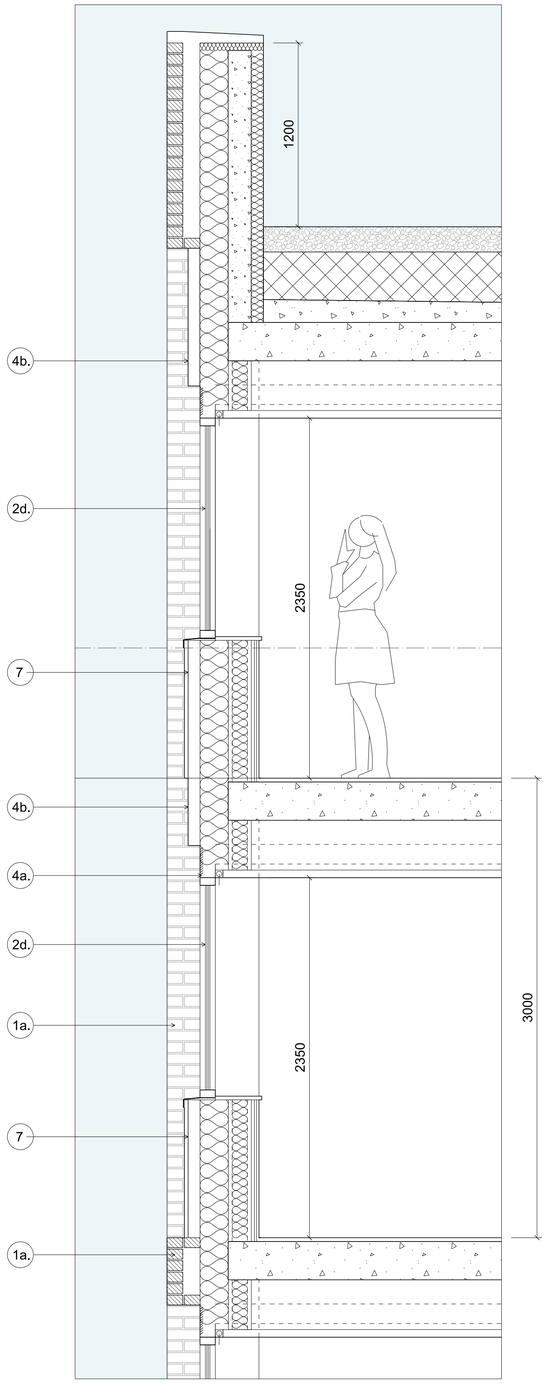
WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED SITE PLAN

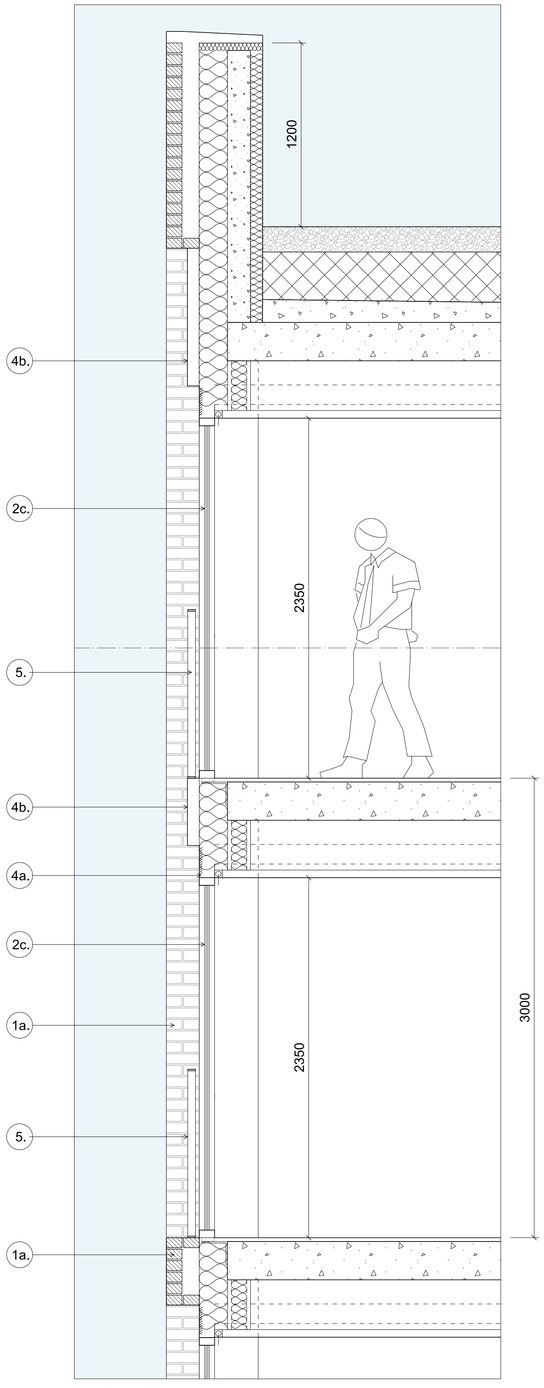
Scale 1:500 @ A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-2



01 Section A-A
1:20 @A1



02 Section B-B
1:20 @A1



03 Elevation
1:20 @A1

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	~~PPC Alu Erectable Guarding~~
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18702-FCB-ZZ-ZZ-D-A-0802
Amendment: P02

WYTHENSHAWE TOWN CENTRE
C2 THE BIRTLES

PROPOSED BAY STUDIES:
ROOF & TYPICAL CONDITION

Scale 1:20 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-2

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Red Line Boundary

Hardworks and Boundary Treatments
Refer to drawing no. 18702-PLA-XX-XX-D-L-1001

Softworks and Trees
Refer to drawing no. 18702-PLA-XX-XX-D-L-2001

Furniture and Lighting
Refer to drawing no. 18702-PLA-XX-XX-D-L-4000

Etrop Way

The Birtles

Temporary hardstanding provided to footprint of demolished existing building - extent to be confirmed post demolition

Existing crossing and tactile paving retained

Retained edge to maintain level of existing sub-station

Main residential entrance

Paving to tie into and match LUF works - confirmation requried from LUF design team of final spec of materials and sub-base design

Reinforced grass to facilitate existing substation and proposed generator access

Existing gate, CCTV and cabinets retained - access arrangments retained per existing condition

TURNING AREA ONLY

SWITCH ROOM (EXISTING)

GENERATOR 13 Sq.m (PROPOSED)

MECH 15 Sq.m

ELEC 4 Sq.m

*59.15

*59.55

*59.550

RESI ENTRANCE 66 Sq.m

2ND SWITCH 7 Sq.m

ELEC. 4 Sq.m

COM.R 3 Sq.m

SWITCH 9 Sq.m

COMMS 11 Sq.m

POST / PARCELS 12 Sq.m

REFUSE 41.1 Sq.m

CYCLE 44 Sq.m

SPRINKLER

66.3 Sq.m

WATER TANK

WORK/RETAIL 68 Sq.m

WORK/RETAIL (BOH) 22 Sq.m

CONC. RAMP

CONC. RAMP

Scale Bar (m) 0 5 10 15 20

Revision	Date	Description	Drawn	Apprvd.
P07	29/07/26	Section 73 Issue	AG	SC
P06	01/07/26	Tree added to retain previous number	AG	SC
P05	24/06/26	Layout updated to suit service yard requirements	AG	SC
P04	11/05/26	Stage 4 Draft Review	MB	SC
P03	13/02/26	Stage 3 Issue	AG	SC

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic
Plot C2

Drg Title General Arrangement

Created on	Created by	Approved by
03-02-26	MB	SPL

Scale	Size	Workstage
1:200	A2	RIBA 4

Drg No. 18702-PLA-XX-XX-D-L-0001

Suitability S3 **Revision** P07

© Planit I.E. Limited

Internal Source file:3475a-PLA-XX-XX-DR-L-0002-02-Wythenshawe-Plot-C2-Sheets-File v2026.vwx

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Red Line Boundary

Rain Garden Planting
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003
80% Gravel
20% Planting

Ornamental Planting - Sun Mix
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Ornamental Planting - Shade Mix
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Bulb Mix
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Hedge
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Cornus sanguinea 'Midwinter'
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Choisya x dewitteana White Dazzler
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Cotinus coggygria 'Royal Purple'
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Pittosporum tobira 'Nanum'
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

Sarcococca hookeriana digyna
Refer to planting schedule
18702-PLA-XX-XX-D-L-2003

NOTE:
To be read in conjunction with drawing:
18702-PLA-XX-XX-D-L-2003
Planting Schedule

Scale Bar (m) 0 5 10 15 20

Revision	Date	Description	Drawn	Apprvd.
P05	30/07/26	Section 73 Update	AG	SC
P04	29/07/26	Section 73 Issue	AG	SC
P03	13/02/26	Stage 3 Issue	AG	SC
P02	29/01/26	Planning	AG	SC
P01	27/11/25	Planning	CB	SC

PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic
Plot C2

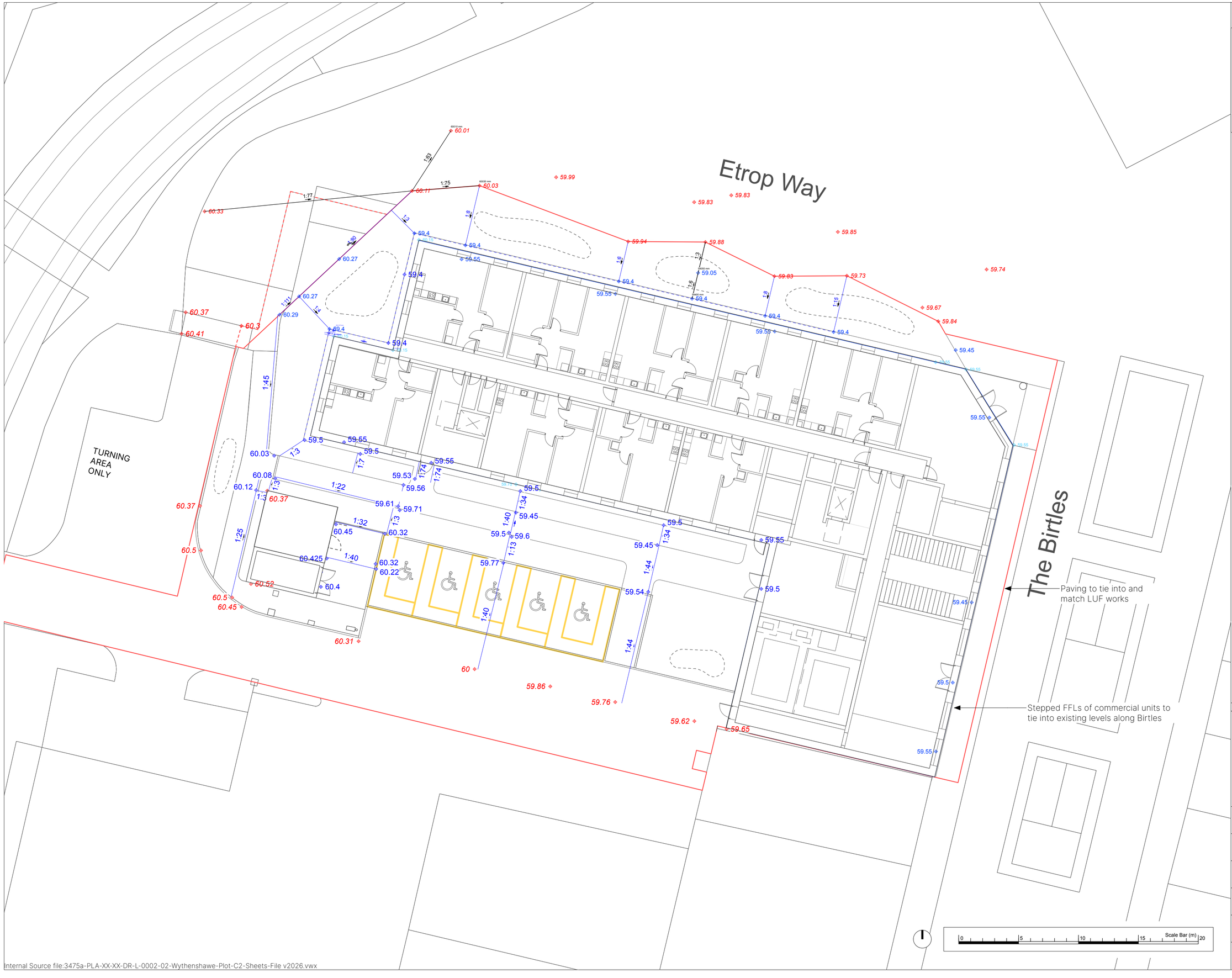
Drg Title Planting Plan

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:200	A2	RIBA 4

Drg No. **18702-PLA-XX-XX-D-L-2002**
Suitability **S3** **Revision** **P05**

© Planit I.E. Limited



© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Red Line Boundary

Revision	Date	Description	Drawn	Apprvd.
P04	30/07/26	Section 73 update	AG	SC
P03	29/07/26	Section 73 Issue	AG	SC
P02	13/02/26	Stage 3 Issue	AG	SC
P01	27/11/25	Planning	BM	SC

PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic Plot C2

Drg Title Levels GA

Created on	Created by	Approved by
13-08-25	BM	SPL

Scale	Size	Workstage
1:200	A2	RIBA 4

Drg No. 18702-PLA-XX-XX-D-L-3000

Suitability S3 **Revision** P04

© Planit I.E. Limited

Internal Source file:3475a-PLA-XX-XX-DR-L-0002-02-Wythenshawe-Plot-C2-Sheets-File v2026.vwx

APPENDIX 2 Updated Drawings for 144656/FO/2025



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- AB-GF-D-A-0411

Amendment
P02

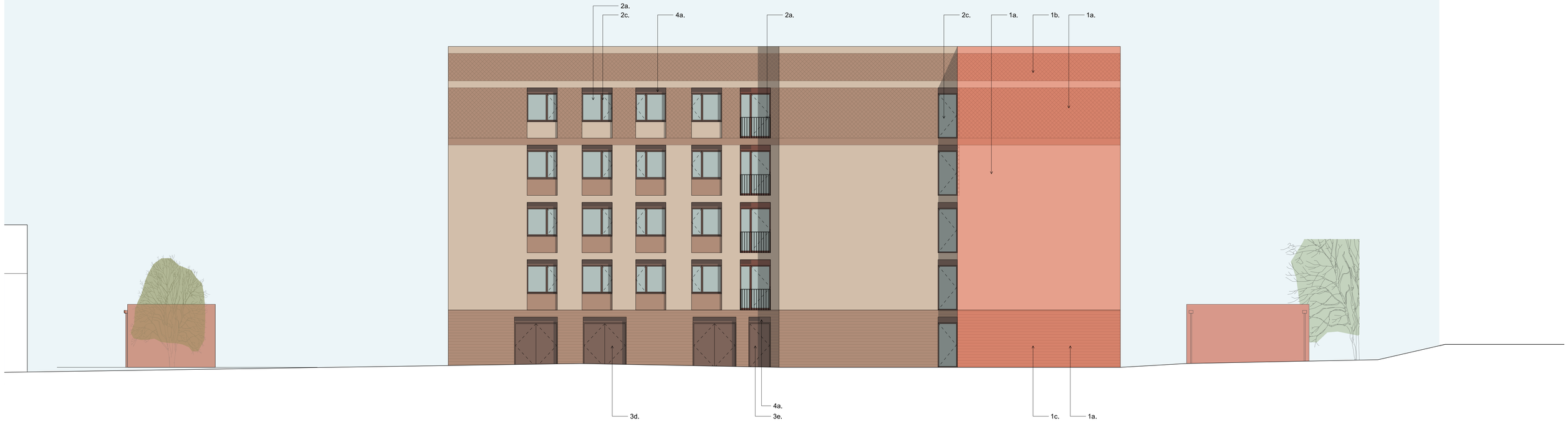
WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED PLAN:
APARTMENT BLOCK - GROUND FLOOR

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- AB-ZZ-D-A-0712

Amendment: P02

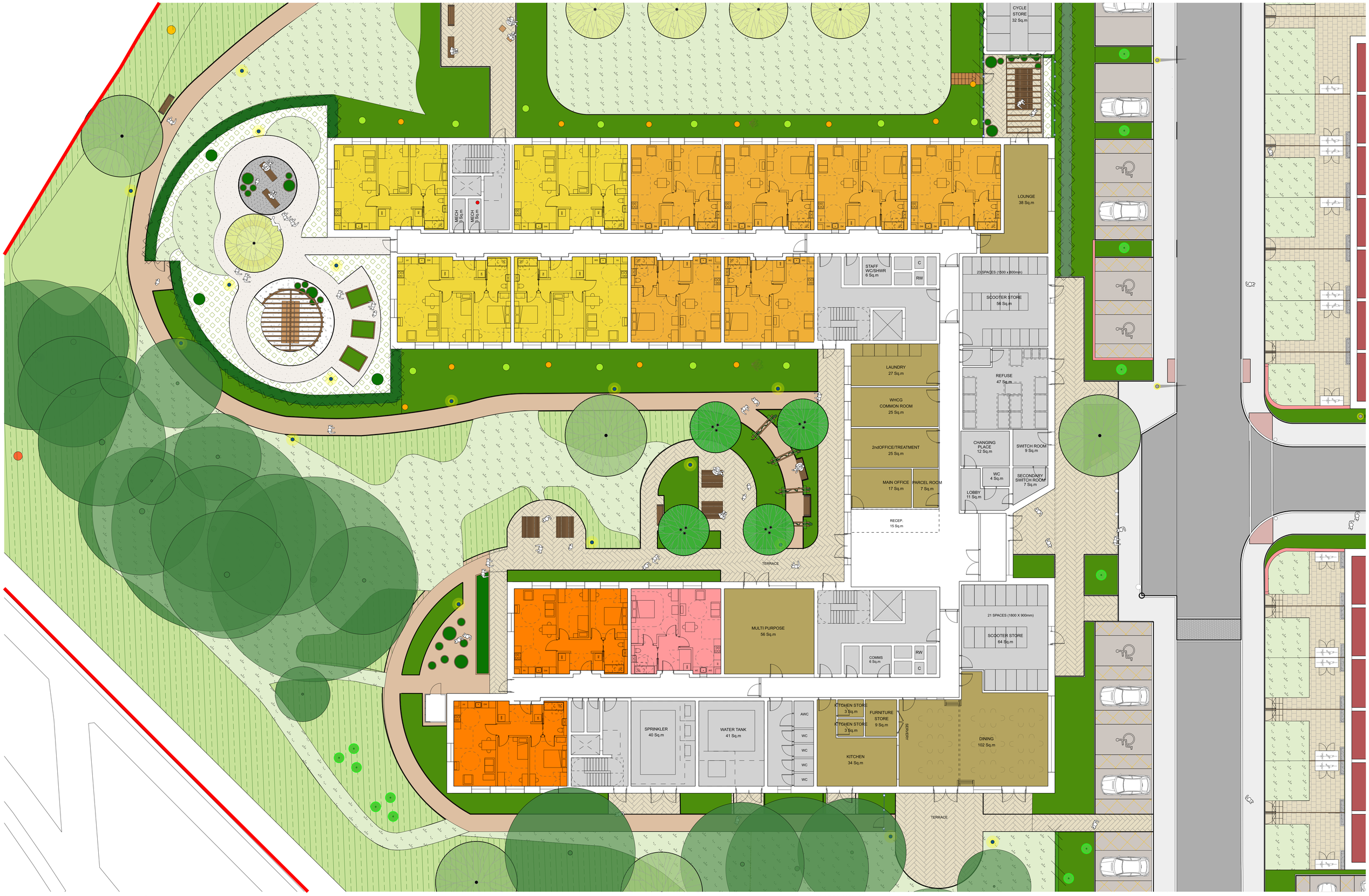
WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
APARTMENT BLOCK - SOUTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning Issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing is approximate only. Do not scale from this drawing. Information contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies therein. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-GF-D-A-0421 — Amendment: P02

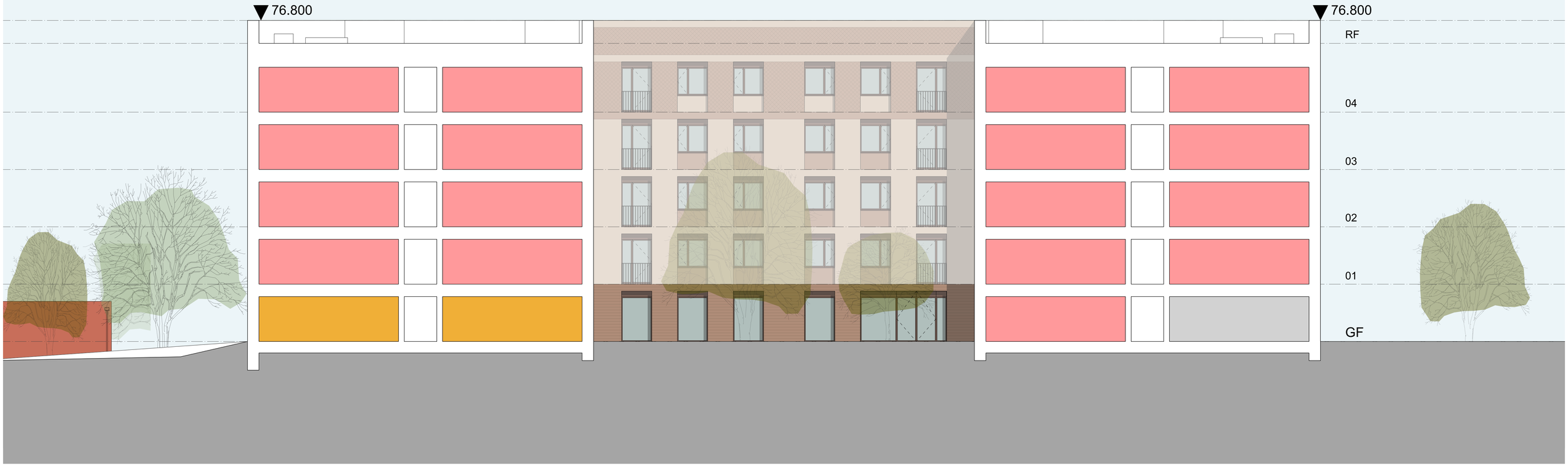
WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED PLAN:
EXTRA CARE - GROUND FLOOR

Scale 1:100 @A0
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale — Original printed at A0 — All dimensions to be checked on site

FCBS Project No. 2141-3



EXTRA CARE

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- EC-ZZ-D-A-0621

Amendment
P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED SECTION:
EXTRA CARE BLOCK

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-ZZ-D-A-0721

Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - NORTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-ZZ-D-A-0722

Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - SOUTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



Feilden Clegg Bradley Studios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- EC-ZZ-D-A-0723

Amendment
P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - EAST

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



Feilden Clegg Bradley Studios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-ZZ-D-A-0724

Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - WEST

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-ZZ-D-A-0727

Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - COURTYARD EAST

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**3a**	PPC Alu double-leaf glazed door	**4a**	PPC Alu Spandrel Micro-louvres
1b	Brickwork cross-pattern coursing	**3b**	PPC Alu single-leaf glazed door	**4b**	PPC Alu Spandrel Solid
1c	Brickwork horizontal banded coursing	**3c**	PPC Alu single-leaf glazed door with glazed fixed side panel	**5**	PPC Alu Balustrade
1d	Masonry panel - coloured and profiled	**3d**	PPC Alu double-leaf solid door	**6**	Stainless Steel Signage
2a	PPC Alu window fixed (transparent)	**3e**	PPC Alu single-leaf solid door	**7**	PPC Alu Panel - Profiled
2b	PPC Alu window fixed (translucent)	**3f**	PPC Alu door with louvres	**8**	PPC Alu Erectable Guarding
2c	PPC Alu window single-opener (side)			**9**	Roof plant
2d	PPC Alu window single-opener (top)			**10**	Lift over-run

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



Feilden Clegg Bradley Studios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- EC-ZZ-D-A-0728

Amendment: P02

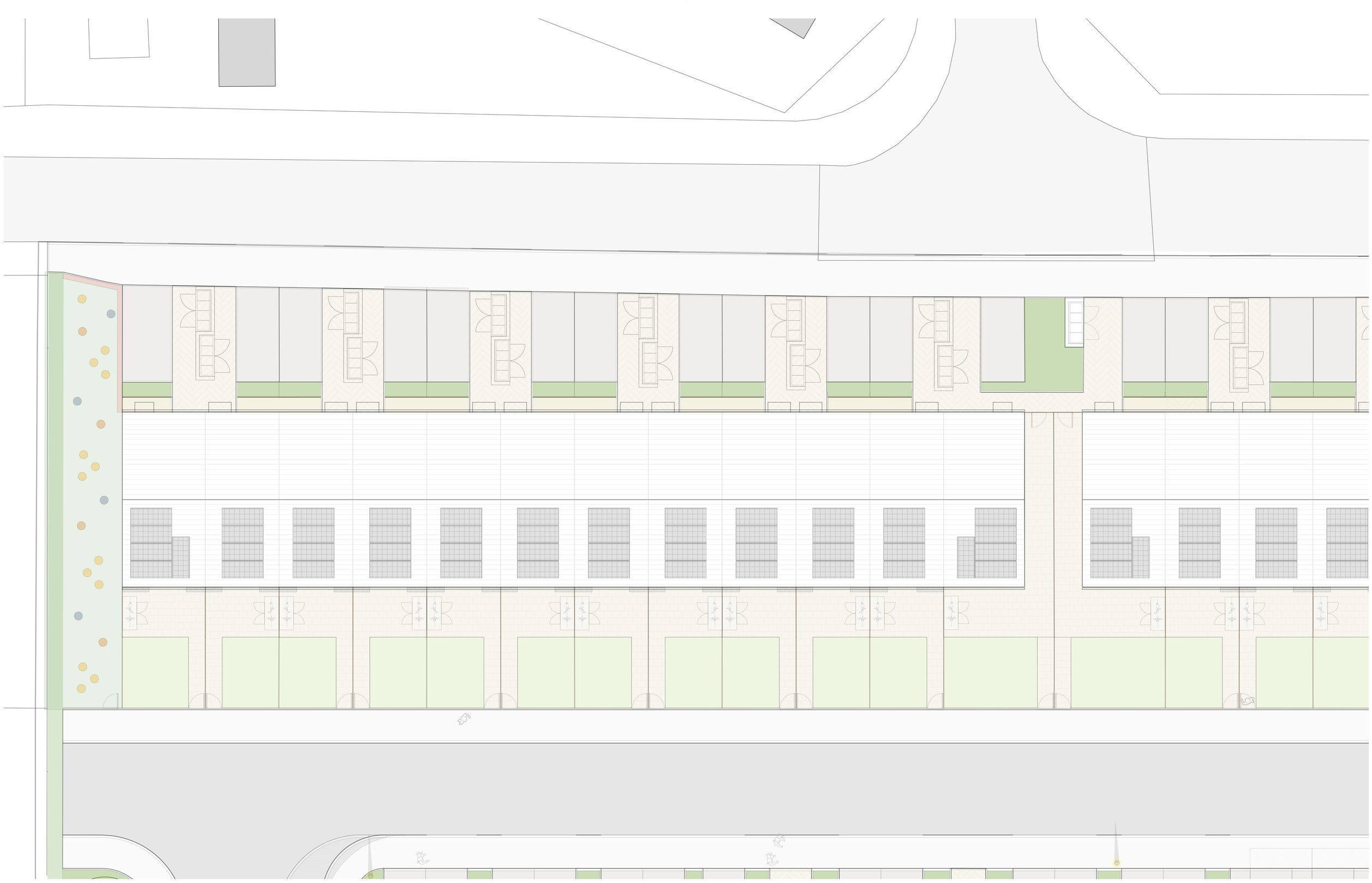
WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
EXTRA CARE - COURTYARD WEST

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

KEY

PV PANELS

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- TH-RF-D-A-0434

Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED PLAN:
TERRACE NORTH - ROOF

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

KEY

- PV PANELS

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- TH-RF-D-A-0444

Amendment
P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED PLAN:
TERRACE SOUTH - ROOF

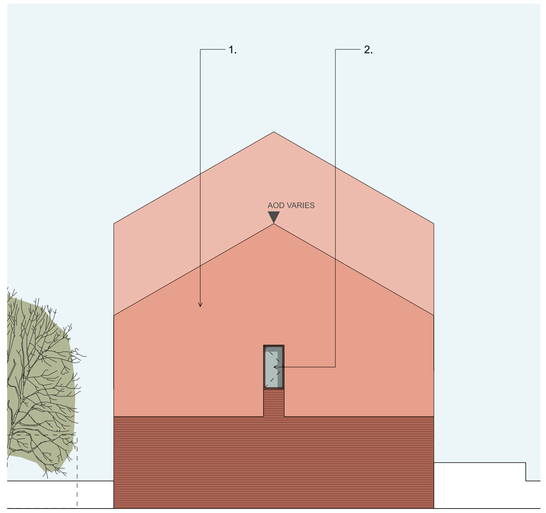
Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



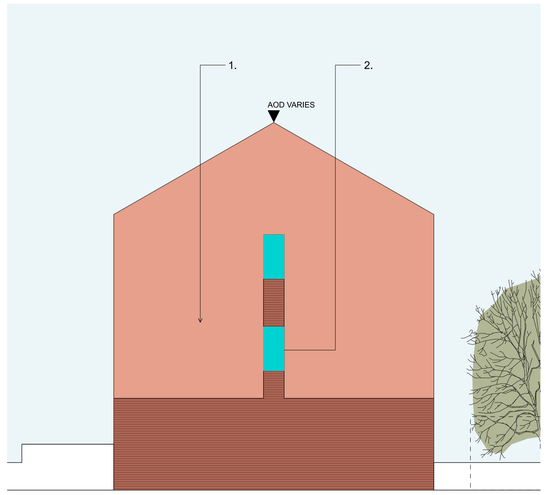
01 TERRACE NORTH: NORTH ELEVATION
Scale 1:100



03 GABLE ELEVATION: TYPICAL 2 STOREY
Scale 1:100



02 TERRACE NORTH: SOUTH ELEVATION
Scale 1:100



04 GABLE ELEVATION: TYPICAL 3 STOREY
Scale 1:100

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

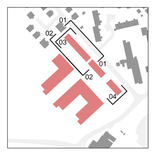
ELEVATION KEY

1a	Brickwork standard coursing	**7**	PV Panels
1b	Brickwork horizontal banded		
2	PPC Alu window single-opener (side)		
3a	PPC Alu double-leaf glazed door		
3e	PPC Alu single-leaf solid door		
4	Concrete roof tile		
5	PPC Alu Gutter & Downpipes		
6	PPC Alu Canopy		

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- TH-ZZ-D-A-0731

Amendment
P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
TERRACE NORTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



01 TERRACE SOUTH: NORTH ELEVATION
Scale 1:100



02 TERRACE SOUTH: SOUTH ELEVATION
Scale 1:100

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

ELEVATION KEY

1a	Brickwork standard coursing	**7**	PV Panels
1b	Brickwork horizontal banded		
2	PPC Alu window single-opener (side)		
3a	PPC Alu double-leaf glazed door		
3e	PPC Alu single-leaf solid door		
4	Concrete roof tile		
5	PPC Alu Gutter & Downpipes		
6	PPC Alu Canopy		

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB- TH-ZZ-D-A-0732
Amendment: P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED ELEVATION:
TERRACE SOUTH

Scale 1:100 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

FCBS Project No. 2141-3



Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10

©Crown copyright 2025. All rights reserved. Licence number 100007514.

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No: 18704-FCB-ZZ-ZZ-D-A-0401

Amendment: P02

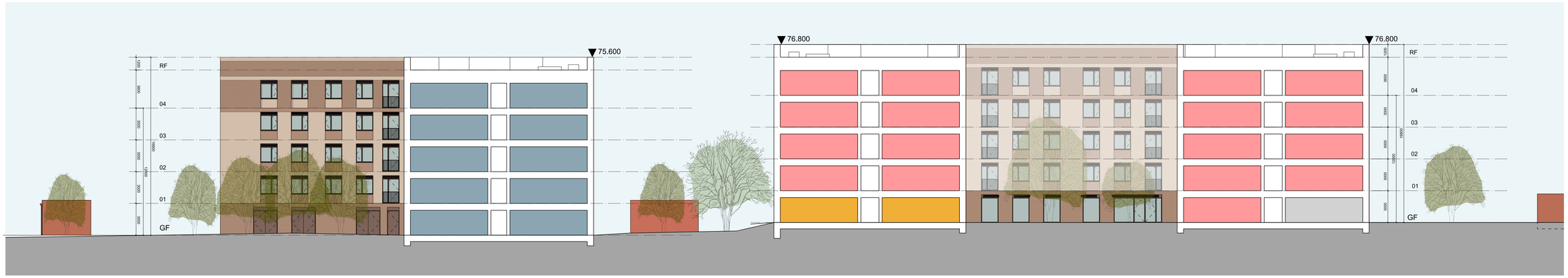
WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED SITE PLAN

Scale 1:500 @ A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale | Original printed at A1 | All dimensions to be checked on site

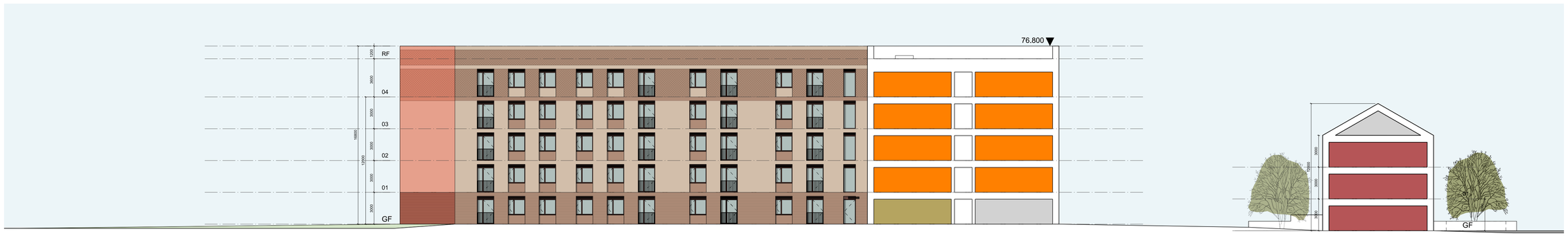
FCBS Project No. 2141-3



01 SECTION A-A
Scale 1:200

APARTMENT BLOCK

EXTRA CARE



02 SECTION B-B
Scale 1:200

EXTRA CARE

TERRACE HOUSES

Amendment		Date
P01	Planning issue	24.11.2025
P01	Planning update	21.07.2026

HOUSING TYPOLOGIES KEY

- Dementia: 1-Bed 2-Persons
- Dementia: 2-Bed 3-Persons
- Extra Care: 1-Bed 2-Persons
- Extra Care: 2-Bed 3-Persons
- Apartment: 1-Bed 2-Persons
- Apartment: 2-Bed 3-Persons
- House: 2-Bed 3-Persons (2st.)
- House: 4-Bed 6-Persons (3st.)
- Amenity & Staff spaces
- Plant, Support & Circulation

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10 20



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No 18704-FCB- ZZ-ZZ-D-A-0601

Amendment P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED SITE SECTION

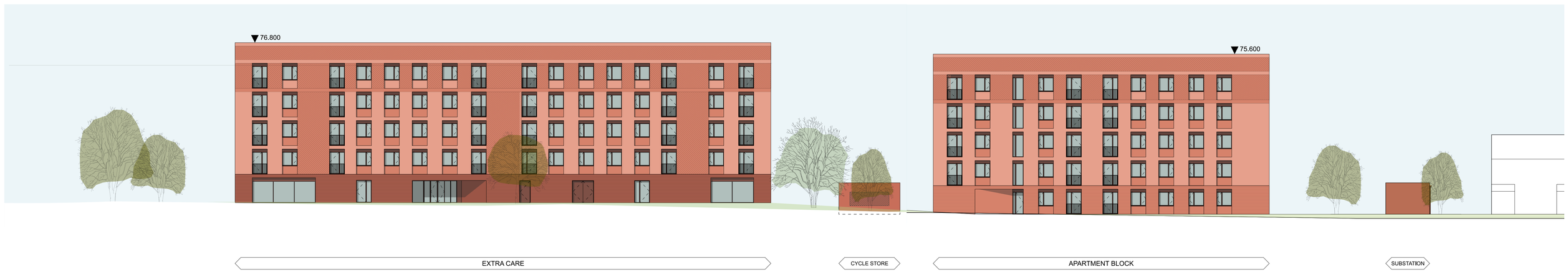
Scale As Noted @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



01 SITE ELEVATION A-A
Scale 1:200



02 SITE ELEVATION B-B
Scale 1:200

Amendment		Date
P01	Planning issue	24.11.2025
P02	Planning update	21.07.2026

Note:

This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

0 1 2 5 10 20



FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE

t 01225 852545
e bath@fcbstudios.com

Job/Drawing No
18704-FCB- ZZ-ZZ-D-A-0701

Amendment
P02

WYTHENSHAWE TOWN CENTRE
BROTHERTON HOUSE

PROPOSED SITE ELEVATIONS

Scale 1:200 @A1
Date 21.07.2026
Drawn FCBS-MCR
Check KM/PM

Do not scale Original printed at A1 All dimensions to be checked on site

FCBS Project No. 2141-3



Internal Source file:3475b-PLA-XX-XX-DR-L-0002-07-Wythenshawe-Plot-3.3-Sheets-File.vwx

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Red Line Boundary

+185.1m — Existing Surface Level

+184.9m — Proposed Surface Level

Hardworks and Boundary Treatments
Refer to drawing no. 18704-PLA-XX-XX-D-L-1001

Softworks and Trees
Refer to drawing no. 18704-PLA-XX-XX-D-L-2000

Furniture and Lighting
Refer to drawing no. 18704-PLA-XX-XX-D-L-4000

Detail Sections
Refer to drawing no. 18704-PLA-XX-XX-D-L-9000 & 18704-PLA-XX-XX-D-L-9001

LEGEND

1. Residents Garden
2. Cycle store
3. External seating for residents cafe/lounge
4. Parking Court
5. Dementia Garden
6. Dementia Lounge Garden
7. Extra Care Garden
8. Grow space with raised planters and a shed for storage
9. Mown path through woodland with integrated seating along the way

Revision	Date	Description	Drawn	Apprvd.
P04	29/07/26	Section 73 issue	AG	SC
P03	06/07/26	Planning-NMA	AG	SC
P02	13/02/26	Stage 3 Issue	AG	SC
P01	27/11/25	Planning	CB	SC

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic
Plot 3.3

Drg Title General Arrangement

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:500	A2	RIBA 4

Drg No. 18704-PLA-XX-XX-D-L-0001

Suitability S1 **Revision** P04

© Planit I.E. Limited

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

- **Dementia Garden Planting** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2004
- **Ornamental Planting** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2004
- **Miyawaki Forest** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2004
- **Wildflower Meadow** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2004
- **Amenity Lawn pre-seeded Soil Mix Meadowscape Pro** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2005
- **Turfed Lawn** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2005
- **Lindum Species Rich Seed Mix Lawn** — Refer to planting schedule 18704-PLA-XX-XX-D-L-2005
- **Hedge Whip planting** — Refer to planting information 18704-PLA-XX-XX-D-L-2006
- **Instant Hedging** — Refer to planting information 18704-PLA-XX-XX-D-L-2006

Revision	Date	Description	Drawn	Apprvd.
P03	29/07/26	NME Issue	AG	YH
P02	13/02/26	Stage 3	CB	SC
P01	27/11/25	Planning	CB	SC

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic Plot 3.3

Drg Title Planting Plan 2 of 3

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:250	A2	RIBA 4

Drg No. 18704-PLA-XX-XX-D-L-2002

Suitability S1 **Revision** P03

© Planit I.E. Limited



Tree Schedule

Quantity	ID	Species (Latin Name)	Common Name	Girth (cm)	Height (mm)	Rootzone	Minimum clear stem (m)	Notes/ Specification
3	Tc-1	Tilia cordata	Small-leaved Lime	20-25cm	5000		min 200	3x; Semi-mature; clear stem min. 200cm
2	Lst	Liquidambar styraciflua	Sweet Gum	20-25cm	5000		min 200	3x; Semi-mature; clear stem min. 200cm
5	Cbe-1	Carpinus betulus	Common Hornbeam	25-30cm	5500		min 200	4x; Semi-mature; clear stem min. 200cm
24	Bpe-2	Betula pendula	Common Silver Birch	6-8cm	2500		150-175	2x; LS; clear stem 150-175cm; 3 brks
2	Bpe-1	Betula pendula	Common Silver Birch		4500			4x; Multi-stem; bushy; 3 stems min.
2	Ac-2	Acer campestre	Common Maple		3000			4x; Multi-stem; bushy; 3 stems min.
11	Ac-1	Acer campestre	Common Maple	20-25cm	5000		min 200	3x; Semi-mature; clear stem min. 200cm

Hedge

Quantity	ID	Species (Latin Name)	Common Name	Height cm	Root Zone	Specification	Spacing	per lm
845	Fs	Fagus sylvatica	Common Beech	100 to 125	B	2x; feathered; 2 breaks	double staggered rows at 300 mm between rows, 450 mm centres	4
57	Fs'P'	Fagus sylvatica 'Purpurea'	Common Beech	120 to 125; to be maintained at 120	76L	Readyhedge instant hedging; 35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped	N/A	1

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Hedge Whip planting
Refer to planting information
18704-PLA-XX-XX-D-L-2006

Instant Hedging
Refer to planting information
18704-PLA-XX-XX-D-L-2006

Revision	Date	Description	Drawn	Apprvd.
P03	30/07/26	Section 73	AG	YH
P02	13/02/26	Stage 3	CB	SC
P01	27/11/25	Planning	CB	SC

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic Plot 3.3

Drg Title Trees and Hedges Plan & Schedule

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:500	A2	RIBA 4

Drg No. 18704-PLA-XX-XX-D-L-2006

Suitability S1 **Revision** P03

© Planit I.E. Limited

Internal Source file:3475b-PLA-XX-XX-M2-L-0001-07-Wythenshawe-Plot-3.3-Working.vwx

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel or spoil be stored within the canopy of retained trees. Similarly no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note;-

- Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.

- If the program of works clashes with these dates then any trees in question should be heavily prunned to reduce the chance of nesting during the above months.

- All tree removal and excavation works should be undertaken in accordance with Amenity Tree Care's Preliminary Tree Survey.

Extracted from BS 5837: 2012 Trees in relation to design, demolition and construction- Recommendations

This text has been extracted from the aforementioned guidance document and highlights the key factors when considering trees in relation to demolition and construction. For further information and conformation on protection measures contractors should familiarise themselves with the full document prior to any site works.

Section 3: Terms and definitions

3.5 construction
site-based operations with the potential to affect existing trees.

3.6 construction exclusion zone
area based on the root protection area (3.7) from which access is prohibited for the duration of a project

3.7 Root Protection Area (RPA)
layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

Section 4: Feasibility: surveys and preliminary constraints.

4.6 For single stem trees, the RPA (see 3.7) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m2.

a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

(stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:

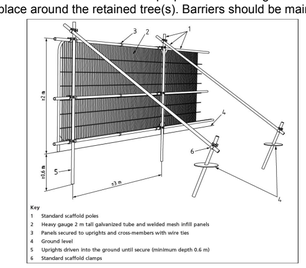
(mean stem diameter)2 × number of stems

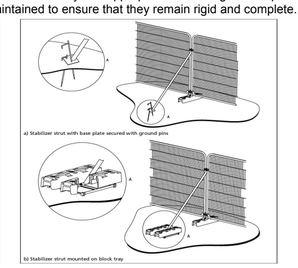
6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.2 Barriers and ground protection
6.2.1 General
6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of

6.2.2 Barriers
6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.





6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use is part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary round protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

7.2 Avoiding physical damage to the roots during demolition or construction

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

7.3 Tree protection during demolition

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist.
NOTE The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")



Trees Retained

Category B
Total: 25

Category C
Total:0

Category U
Total:0

Trees Removed

Category B
Total: 5

Category C
Total: 19

Category U
Total: 3

Total number of existing trees
= 51 (+G4)

Root Protection Area
(All works within RPA's and in close proximity to trees wit be inline with BS5837)

Total number of existing trees removed = 27

This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Red Line Boundary

Revision	Date	Description	Drawn	Apprvd.
P04	29/07/26	Section 73 Issue	AG	SC
P03	13/02/26	Stage 3 Issue	CB	SC
P02	28/11/25	For information	CB	SC
P01	07/11/25	For information	CB	SC

PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0161 928 9281

Client Muse

Project Wythenshawe Civic
Plot 3.3

Drg Title Tree Retention and Removal

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:500	A2	RIBA 4

Drg No. 18704-PLA-XX-XX-D-L-2008
Suitability S1 **Revision** P04

© Planit I.E. Limited