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

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Brotherton House

Address Line 1

Cornfield Drive

Address Line 2

Wythenshawe

Address Line 3

Town/city

Manchester

Postcode

M22 9QX

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

Easting (x)

382312

Northing (y)

387181

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Self

Company Name

Muse Places

Address

Address line 1

Riverside House

Address line 2

Irwell

Address line 3

Town/City

Salford

County

Country

Postcode

M3 5EN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Adam

Surname

Booth

Company Name

FCBStudios

Address

Address line 1

FCBStudios

Address line 2

Carver's Warehouse

Address line 3

77 Dale Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 2HG

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

144656/FO/2025

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

04/03/2026

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

Condition number(s)

4b, 7a, 10, 5b, 13a, 14a, 34

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

Condition 4b - Construction Management Plan, refer to;

- NW209 Condition 4b - CEMP Brotherton Rev0

Condition 7a - Preliminary Risk Assessment, refer to;

- SITE_INVESTIGATION_REPORT_AND_REMEDIATION_METHOD_STATEMENT

Condition 10 - Surface Water Drainage, refer to;

- 3323-02-CIV-XX-XX-M3-C-30002_3.3 Drainage_Sitewide
- 18704-CIV-XX-XX-D-C-20003_ EXTERNAL DETAILS
- 18704-CIV-XX-XX-D-C-30001_PROPOSED DRAINAGE
- 18704-CIV-XX-XX-D-C-30003_EXCEEDANCE FLOW
- 18704-CIV-XX-XX-D-C-30004_PROPOSED IMPERMEABLE AREAS
- 18704-CIV-XX-XX-D-C-30005_EXISTING IMPERMEABLE AREAS
- 18704-CIV-XX-XX-D-C-30010_manhole schedule
- 18704-CIV-XX-XX-D-C-30011_manhole schedule
- 18704-CIV-XX-XX-D-C--31001_DRAINAGE STANDARD DETAILS SHEET 1
- 18704-CIV-XX-XX-D-C--31002_DRAINAGE STANDARD DETAILS SHEET 2
- 18704-CIV-XX-XX-D-C--31003_DRAINAGE STANDARD DETAILS SHEET 3
- 18704-CIV-XX-XX-D-C--31004_DRAINAGE STANDARD DETAILS SHEET 4
- 18704-CIV-XX-XX-D-C--31005_DRAINAGE STANDARD DETAILS SHEET 5
- Wavin AquaCell Core R Data Sheet

Condition 5b - Local Benefits, refer to;

- Brotherton local labour pre commencement
- Phase 1 Residential Plots Scoping Workshop (04.06.26)

Condition 13a and 14a - Acoustic Treatments and Insulation, refer to;

- 18704-HML-XX-XX-T-O-5002 P01 Condition 13a and 14a

Condition 35 - AHS, refer to;

- Brotherton - Affordable Housing Statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◯ The agent
- ◯ The applicant
- ⊘ Other person

If Other has been selected, please provide contact details:

Title

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

First name

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

Surname

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

Phone Number

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

Email

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Adam Booth

Date

20/08/2026

Amendments Summary

Amended typo of item to discharge related for affordable housing statement from condition 34 to condition 35.