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Steve McCoombe
Development Management
Manchester City Council
PO Box 532
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M60 2LA

Our Ref: 0457
Your Ref: PP-15083108

Submitted via the Planning Portal

Date: 31st July 2026

Dear Steve,

Brotherton House, Cornfield Dr, Wythenshawe, Manchester M22 9QX – Section 73 Application.

Further to our recent discussions, this covering letter has been prepared by Asteer Planning LLP ("Asteer") on behalf of our client Muse Places ("Muse") and Wythenshawe Community Housing Group ("WCHG") ("the Applicants"), in support of an application made under Section 73 of the Town and Country Planning Act (1990) to vary Condition 2 of permission 144656/FO/2025 at Brotherton House, Cornfield Dr, Wythenshawe, Manchester, M22 9QX ("the Site").

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the following documents, in addition to this Covering Letter, are submitted as part of this application:

- The completed application form;
- Biodiversity Net Gain Assessment V07 prepared by Greengage;
- Statutory Biodiversity Metric V05 prepared by Greengage;
- Glint and Glare Assessment (20260723-23002) prepared by GIA;
- Arboricultural Implications Assessment (TRE/BHW/Rev D) prepared by Mulberry;
- Arboricultural Method Statement (TRE/BHW/Rev D) prepared by Mulberry;
- Proposed Site Plan (18704-FCB-ZZ-ZZ-D-A-0401 P02) prepared by FCBS;
- Proposed Plan – Terrace North – Roof (18704-FCB-TH-RF-D-A-0434 P02) prepared by FCBS;
- Proposed Plan – Terrace South – Roof (18704-FCB-TH-RF-D-A-0444 P02) prepared by FCBS;
- Proposed Site Elevations (18704-FCB-ZZ-ZZ-D-A-0701 P02) prepared by FCBS;
- Proposed Elevation – Terrace North (18704-FCB-TH-ZZ-D-A-0731 P02) prepared by FCBS;
- Proposed Elevation – Terrace South (18704-FCB-TH-ZZ-D-A-0732 P02) prepared by FCBS;
- Proposed Site Section (18704-FCB-ZZ-ZZ-D-A-0601 P02) prepared by FCBS;
- Proposed Section – Extra Care Block (18704-FCB-ZZ-ZZ-D-A-0621 P02) prepared by FCBS;

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- Proposed Elevation - Extra Care – Courtyard East (18704-FCB-EC-ZZ-D-A-0727 P02) prepared by FCBS;
- Proposed Elevation - Extra Care – Courtyard West (18704-FCB-EC-ZZ-D-A-0728 P02) prepared by FCBS;
- Proposed Elevation - Extra Care – North (18704-FCB-EC-ZZ-D-A-0721 P02) prepared by FCBS;
- Proposed Elevation - Extra Care – East (18704-FCB-EC-ZZ-D-A-0723 P02) prepared by FCBS;
- Proposed Elevation - Extra Care – South (18704-FCB-EC-ZZ-D-A-0722 P02) prepared by FCBS;
- Proposed Elevation - Extra Care – West (18704-FCB-EC-ZZ-D-A-0724 P02) prepared by FCBS;
- Proposed Plan - Extra Care - Ground Floor (18704-FCB-EC-GF-D-A-0421 P02) prepared by FCBS;
- Proposed Elevation - Apartment Block – South (18704-FCB-AB-ZZ-D-A-0712 P02) prepared by FCBS;
- Proposed Plan - Apartment Block - Ground Floor (18704-FCB-AB-GF-D-A-0411 P02) prepared by FCBS;
- Landscape General Arrangement (18704-PLA-XX-XX-D-L-0001 P04) prepared by Planit;
- Planting Plan 2 (18704-PLA-XX-XX-D-L-2002 P03) prepared by Planit; and
- Tree Retention and Removal Plan (18704-PLA-XX-XX-D-L-2008 P04) prepared by Planit.

Background

On 4th March 2026, full planning permission was granted for the:

> *"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."*

The permission was granted pursuant to 40 conditions. Condition 2 of which states that "*The development hereby approved shall be carried out in accordance with the following drawings and documents:*

18704-FCB-ZZ-ZZ-D-A-0001 P01 (Site Location Plan), 18704-FCB-ZZ-ZZ-D-A-0401 P01 (Proposed Site Plan), 18704-FCB-AB-GF-D-A-0411 P01 (Proposed Plan - Apartment Block - Ground Floor), 18704-FCB-AB-ZZ-D-A-0412 P01 (Proposed Plan - Apartment Block - Level 01-04), 18704-FCB-AB-RF-D-A-0416 P01(Proposed Plan - Apartment Block - Roof), 1870utilit4-FCB-EC-GF-D-A 0421 P01(Proposed Plan – Extra Care - Ground Floor), 18704-FCB-EC-RF-D-A-0426 P01 (Proposed Plan - Extra Care - Roof), 18704-FCB-EC-ZZ-D-A-0422 P01(Proposed Plan - Extra Care - Level 01-04), 18704-FCB-TH-01-D-A-0432 P01 (Proposed Plan - Terrace North - Level 01), 18704-FCB-TH-01-D-A-0442 P01 (Proposed Plan - Terrace South - Level 01), 18704-FCB-TH-02-D-A-0433 P01 (Proposed Plan - Terrace North - Level 02), 18704-FCB-TH-02-D-A-0443 P01 (Proposed Plan - Terrace South - Level 02), 18704-FCB-TH-GF-D-A-0431 P01 (Proposed Plan - Terrace North - Ground Floor), 18704-FCB-TH-GF-D-A-0441 P01 (Proposed Plan - Terrace South - Ground Floor), 18704-FCB-TH-RF-D-A-0434 P01(Proposed Plan - Terrace North - Roof), 18704-FCB-TH-RF-D-A-0444 P01 (Proposed Plan - Terrace South - Roof), 18704-FCB-ZZ-ZZ-D-A-0601 P01 (Proposed Site Sections), 18704-FCB-EC-ZZ-D-A-0621 P01 (Proposed Section - Extra Care), 18704-FCB-AB-ZZ-D-A-0611 P01 (Proposed Section - Apartment Block), 18704-FCBTH-ZZ-D-A-0631 P01 (Proposed Section - Terrace House), 18704-FCB-ZZ-ZZ-D-A-0701 P01 (Proposed Site Elevations), 18704-FCB-AB-ZZ-D-A-0711 P01 (Proposed Elevation - Apartment Block - North), 18704-FCB-AB-ZZ-D-A-0712 P01 (Proposed Elevation - Apartment Block - South), 18704-FCB-AB-ZZ-D-A-0713 P01 (Proposed Elevation - Apartment Block - East), 18704-FCB-AB-ZZ-D-A-0714 P01 (Proposed Elevation - Apartment Block - West), 18704-FCB-EC-ZZ-D-A-0721 P01 (Proposed Elevation - Extra Care - North), 18704-FCB-EC-ZZ-D-A-0722 P01 (Proposed Elevation - Extra Care - South), 18704-FCB-EC-ZZ-D-A-0723 P01

(Proposed Elevation – Extra Care - East), 18704-FCB-EC-ZZ-D-A-0724 P01(Proposed Elevation - Extra Care - West), 18704-FCB-EC-ZZ-D-A-0727 P01 (Proposed Elevation - Extra Care - Courtyard East), 18704-FCB-EC-ZZ-D-A-0728 P01 (Proposed Elevation - Extra Care – Courtyard West), 18704-FCB-TH-ZZ-D-A-0731 P01 (Proposed Elevation - Terrace North), 18704-FCB-TH-ZZ-D-A-0732 P01 (Proposed Elevation - Terrace South), 18704-FCB-ZZ-ZZD-A-0751 P01(Proposed Cycle Store), 18704-FCB-ZZ-ZZ-D-A-0752 P01(Proposed Generator), 18704-FCB-ZZ-ZZ-D-A-0753 P01 (Proposed Sub Station), 18704-FCB-ZZZZ-D-A-0801 P01 (Proposed Bay Studies - Extra Care & Apartment Block – Ground and Typical Condition), 18704-FCB-ZZ-ZZ-D-A-0802 P01(Proposed Bay Studies - Extra Care & Apartment Block - Roof and Typical Condition), 18700-FCB-ZZ-ZZ-D-A-0010 P01 (Illustrative Masterplan), 18704-PLA-XX-XX-L-L (Planting Schedule), 18704-PLA-XX-XX-D-L-0001 (Landscape General Arrangement), 18704-PLA-XX-XX-D-L-2001 (Planting Plan 1 of 3), 18704-PLA-XX-XX-D-L-2002 (Planting Plan 2 of 3), 18704-PLAXX-XX-D-L-2003 (Planting Plan 3 of 3), 18704-PLA-XX-XX-D-L-3000 (Levels GA), 087688-CUR-XX-00-D-TP 75001-P02 (Proposed Site Access), 18704-FCB-ZZ-ZZ-D-A-0111 P01(Demolition Plan), 13162_001C (Topographic Survey and 18704-FCB-XX-XXT-A-9403 (Design and Access Statement), received by the City Council as Local Planning Authority on 1 December 2025."

It should be noted that a Non-Material Amendment ("NMA") application was submitted against 144656/FO/2025 and approved 29th April 2026. This NMA (ref: 145694/NMC/2026) was for alterations to the wording of conditions 5, 10 and 31 to enable demolition works to take place without prejudicing the original intention of the condition wording. This Section 73 application is not impacted or impaired by the approved NMA.

The Proposed Amendments

Overview of Proposed Amendments

This application seeks the variation of Condition 2 to amend the approved documents and plans 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.

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

Tree Removal and Biodiversity Net Gain

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. This change is outlined in Table 1 below.

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 1: 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 Hedgerow Units	**97.56%**	**On Site Net Change Hedgerow Units**	**137.33%**
Unit Deficit (Habitat Units)	**1.28**	**Unit Deficit (Habitat Units)**	**1.77**

The proposed development will include enhancements that will significantly 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. When these recommendations are adhered to, the proposals stand to be compliant with legislation and current planning policy.

Glint and Glare

Due to the proximity of the Site to Manchester Airport, GIA has prepared a 'Glint and Glare for Aviation Assessment' to accompany this 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

The table details the originally approved document / plan in relation to the permission 144656/FO/2025, the revised document / plan in relation to this Section 73 application, and the summary of change.

Table 2: 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 18704-FCB-AB-ZZ-D-A-0712 P01 FCBS	Proposed Elevation - Apartment Block – South 18704-FCB-AB-ZZ-D-A-0712 P02 FCBS	Details changes to refuse room door shift and updates to brickwork on gable.
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).

Section 73 Justification

This application is made pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended), to enable the development of land without compliance with conditions attached to the existing planning permission.

Section 73 cannot be used if there is any variation conflict with the operative part of the original permission. In this case, the scheme continues to deliver the same number and mix of dwellings. The amendments relate solely to updated plans (listed at **Table 2**) secured under Condition 2. The resulting development is not materially or fundamentally different from that previously approved. The proposal therefore falls squarely within the lawful scope of Section 73 and represents a proportionate refinement of the approved scheme.

Summary

The proposed changes detailed within this application do not pose any variation to the operative part of the original permission (ref: 144656/FO/2025) and provide necessary amendments to enable the development.

We therefore conclude that the application is acceptable and should be approved. We kindly request that the application is approved at the earliest opportunity, and that should there be any queries regarding the above, or any request for further information, please do not hesitate to contact me.

With kind regards,



Chris Sinton
Director, Regeneration & Commercial
[redacted]
[redacted]

For and on behalf of Asteer Planning LLP