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Bernard Taylor Partnership Limited
Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS 0161 443 1221
info@btparchitects.co.uk www.btparchitects.co.uk

3793_P500 Moston – s73 Cover Letter

Application Ref: PLA-2026-001369

Introduction

This covering letter sets out the amendments proposed to the approved development through the Section 73 application.

Conditions 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29 are proposed to be varied to reflect the revised development proposals and the updated drawings, surveys, assessments and supporting information submitted with this application.

The existing conditions secure the development by reference to drawings and supporting documents associated with the previously approved scheme. Following a detailed review of the approved proposals, the layout and associated house types have been amended to provide a more efficient, economical and deliverable development. As a consequence, a number of the drawings and technical documents referenced by the existing conditions no longer accurately represent the development now proposed.

The amendments are not intended to alter the principle of the approved development. Rather, they represent a refinement of the scheme in response to detailed design development, existing site constraints and the practical requirements associated with delivering the development.

Description of Design Changes

Utility Infrastructure

A key consideration in developing the revised layout has been the existing utility infrastructure within and around the site. Discussions with the relevant statutory undertakers have identified that the previously approved arrangement would require diversion works to existing services.

The layout has therefore been amended to retain appropriate easements around the existing infrastructure and avoid the need for unnecessary diversion works. The revised arrangement responds directly to the existing infrastructure constraints whilst retaining appropriate access to the services for inspection and maintenance.

House Type Design

The house types forming part of the previous approval have been replaced and/or amended as part of the detailed design development of the scheme. The revised house types provide a more efficient and practical form of development whilst maintaining the overall character and appearance of the approved scheme.

Directors: M Atkinson BA(Hons), M.Arch, ARB, RIBA. S J Dennis BSc, B.Arch(Hons), ARB, RIBA. E M Denby BA(Hons), M.Arch, ARB, RIBA.
L J Beirne BA(Hons), M.Arch(Hons), ARB. RIBA. A (Kwok) Wan BA(Hons), M.Arch, ARB, RIBA. E L Cross BA(Hons). Company No. 4168609.

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The revised designs also incorporate gable windows in appropriate locations, providing additional architectural interest and improving the relationship between the proposed dwellings and the surrounding streetscape. The revised house types are reflected in the updated drawings submitted with the Section 73 application.

Boundary Treatment
The proposed boundary treatment has also been amended. The previously approved combination of brick piers and railings is proposed to be replaced by a railing-only treatment, with hedgerow planting behind. This provides a softer and more landscaped edge to the development and reflects established boundary treatments within the surrounding area.

There is existing precedent for railing-only front garden boundaries within the locality, including along Lordship Close, Kidnall Walk and Winston Road. The revised boundary treatment is shown on the relevant updated landscape and boundary treatment drawings submitted with the application.

Root Protection Area
The revised boundary treatment also responds to the presence of retained trees to the south of the site, adjacent to Winston Road. The previously approved introduction of brick piers in these locations could require additional excavation and construction activity within or adjacent to the Root Protection Areas (RPAs) of the retained trees.

A railing-only solution substantially reduces the extent of excavation associated with the boundary treatment and therefore assists in minimising potential impacts on the retained trees during construction. The revised arrangement has been considered alongside the updated arboricultural information submitted in support of the application.

Associated Amendments

As a consequence of the revised layout and house types, the associated parking, refuse storage, cycle storage, landscaping, boundary treatment, ecological enhancement, energy and other supporting details have also been reviewed and updated where necessary.

The revised submission therefore provides a coordinated package of drawings and supporting information which accurately reflects the development now proposed.

The proposed amendments should be read as a coordinated package of design changes rather than as isolated amendments to individual elements of the scheme. The revised drawings and supporting documents have been prepared to ensure consistency between the various elements of the development.

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Conclusion

The Section 73 application seeks to ensure that the planning permission accurately reflects the development now proposed following detailed design development and consideration of the site's existing constraints.

The proposed variation of Conditions 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29 will ensure that the development is controlled by the revised drawings, surveys, assessments and supporting documents submitted with the application, rather than by documents relating to the superseded layout.

The revised conditions will continue to provide appropriate planning controls in respect of matters including residential amenity, highway and pedestrian safety, landscaping, ecology, energy performance, boundary treatment and the appearance of the development.

Accordingly, the applicant respectfully requests that Conditions 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29 are varied to refer to the revised drawings and supporting documents submitted as part of this Section 73 application.

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