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OPN2484
24 July 2026

Varley Street Masterplan

Full Planning Application

PP-14299925

Dear Officer,

On behalf of Jigsaw Homes North [the Applicant], we are pleased to submit a full planning application for Land to the east of Varley Street west of Giltbrook Avenue and south of Oldham Road, including a land parcel south of Rosewell Avenue, Manchester.

The description of development is:

'The erection of 154 no. dwellings comprising a mix of houses and apartments (100% affordable housing), together with access arrangements, car and cycle parking, landscaping, public realm, and all associated infrastructure works.'

Full details of the scheme are provided in the supporting plans and reports which are listed in Appendix 1 of this letter. The plans and technical reports which accompany the submission accord with the Council's validation requirements and are therefore considered sufficient to ensure timely validation of the application.

In respect of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the proposed development falls within Schedule 2 (urban development projects). The site area is below 5 hectares; however, the scheme marginally exceeds the indicative threshold of 150 dwellings. Earlier iterations of the scheme were below this threshold and therefore did not trigger a requirement for formal screening at that stage.

In accordance with the EIA Regulations, it is the responsibility of the Local Planning Authority to adopt a Screening Opinion. Given the evolution of the proposals, it is considered appropriate that screening is undertaken as part of the validation process rather than through a separate pre-application request. The submitted application is supported by a comprehensive suite of plans and technical assessments, which provide sufficient information to enable the Council to determine whether the development is likely to give rise to significant environmental effects and therefore constitutes EIA development.

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The application is submitted via the Planning Portal via reference PP-14299925 and the application fee of £53,053 (including the portal service charge) has been paid directly by the Applicant.

If you have any other queries or require any further information to assist with this application, please do not hesitate to contact me.

Yours sincerely,



Ann Dixon MRTPI
ASSOCIATE

Appendix 1 – Submitted Plans and Documents

Application Submission Documents

Application Form

Ownership Certificate

Title	Reference	Revision	Author	Notes
Plans/Drawings				
Location Plan	1355-Site-100		DK Architects	
Existing Site Plan	1355-Site-101		DK Architects	
Proposed Site Plan	1355-Site-102		DK Architects	
Boundary Treatments	1355-Site-103		DK Architects	
Waste and Servicing Plan	1355-Site-104		DK Architects	
Phasing Plan	1355-Site-105		DK Architects	
Block Location References	1355-Site-106		DK Architects	
General Arrangement Plan	439-LYR-XX-ZZ-DWG-L-1004		Layer Studio	
General Arrangement Plan	439-LYR-XX-ZZ-DWG-L-1005		Layer Studio	
Proposed Floor Plans - House D1	1355 House Block-D1-101		DK Architects	
Proposed Elevations Sheet 1/2 - House D1	1355 House Block-D1-201		DK Architects	
Proposed Elevations Sheet 2/2 - House D1	1355 House Block-D1-202		DK Architects	
Proposed Floor Plans - House D2	1355 House Block-D2-101		DK Architects	
Proposed Elevations Sheet 1/2 - House D2	1355 House Block-D2-201		DK Architects	
Proposed Elevations Sheet 2/2 - House D1	1355 House Block-D2-202		DK Architects	
Proposed Floor Plans - House D3	1355 House Block-D3-101		DK Architects	
Proposed Elevations Sheet 1/2 - House D3	1355 House Block-D3-201		DK Architects	

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Proposed Elevations Sheet 2/2 - House D3	1355 House Block-D3-202		DK Architects	
Proposed GF Plan - Block 2A	1355 Block-2A-101		DK Architects	
Proposed FF Plan - Block 2A	1355 Block-2A-102		DK Architects	
Proposed SF Plan - Block 2A	1355 Block-2A-103		DK Architects	
Proposed TT Plan - Block 2A	1355 Block-2A-104		DK Architects	
Proposed Roof Plan - Block 2A	1355 Block-2A-105		DK Architects	
Proposed Elevations Sheet 1/2 - Block 2A	1355 Block-2A-201		DK Architects	
Proposed Elevations Sheet 2/2 - Block 2A	1355 Block-2A-202		DK Architects	
Street Scenes - Sheet 1/3	1355-301		DK Architects	
Street Scenes - Sheet 2/3	1355-302		DK Architects	
Street Scenes - Sheet 3/3	1355-303		DK Architects	
Street Scenes – Sheet 4/4	1355-304	A	DK Architects	
Ventilation Louvre Details	1355 401		DK Architects	
Deep Reveal Detail	1355 402		DK Architects	
Proposed GF Plan - Block 2B	1355 Block-2B-101		DK Architects	
Proposed FF Plan - Block 2B	1355 Block-2B-102		DK Architects	
Proposed SF Plan - Block 2B	1355 Block-2B-103		DK Architects	
Proposed TF Plan - Block 2B	1355 Block-2B-104		DK Architects	
Proposed Roof Plan - Block 2B	1355 Block-2B-105		DK Architects	
Proposed Elevations - Sheet 1 Block 2B	1355 Block-2B-201		DK Architects	
Proposed Elevations - Sheet 2 Block 2B	1355 Block-2B-202		DK Architects	
Proposed GF Plan - Block 2C	1355 Block-2C-101		DK Architects	

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Proposed FF Plan - Block 2C	1355 Block-2C-102		DK Architects	
Proposed SF Plan - Block 2C	1355 Block-2C-103		DK Architects	
Proposed Roof Plan - Block 2C	1355 Block-2C-104		DK Architects	
Proposed Elevations - Block 2C	1355 Block-2C-201		DK Architects	
Proposed GF Plan - Block 2G	Block-2G-101		DK Architects	
Proposed FF Plan - Block 2G	Block-2G-102		DK Architects	
Proposed SF Plan - Block 2G	Block-2G-103		DK Architects	
Proposed TF Plan - Block 2G	Block-2G-104		DK Architects	
Proposed Roof Plan - Block 2G	Block-2G-105		DK Architects	
Proposed Elevations 1 of 4	Block-2G-201	A	DK Architects	
Proposed Elevations 2 of 4	Block-2G-202	A	DK Architects	
Proposed Elevations 3 of 4	Block-2G-203	A	DK Architects	
Proposed Elevations 4 of 4	Block-2G-204	A	DK Architects	
Proposed Floor Plans Sheet 1/2 - House Block A	1355 House Block-A-101		DK Architects	
Proposed Floor Plans Sheet 2/2 House Block A	1355 House Block-A-102		DK Architects	
Proposed Elevations Sheet 1/2 House Block A	1355 House Block-A-201		DK Architects	
Proposed Elevations Sheet 2/2 House Block A	1355 House Block-A-202		DK Architects	
Proposed Ground Floor Plans House Block B1	1355 House Block-B1-101		DK Architects	
Proposed FF Plans House Block B1	1355 House Block-B1-102		DK Architects	
Proposed Roof Plans House Block B	1355 House Block-B1-103		DK Architects	

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Proposed Elevations Sheet 1/2 - House Block B1	1355 House Block-B1-201		DK Architects	
Proposed Elevations Sheet 2/2 - House Block B1	1355 House Block-B1-202		DK Architects	
Proposed Floor Plans - House Block B2	1355 House Block-B2-101		DK Architects	
Proposed Elevations Sheet 1/2 - House Block B2	1355 House Block-B2-102		DK Architects	
Proposed Elevations Sheet 2/2 - House Block B2	1355 House Block-B2-201		DK Architects	
Proposed GF Plans - House Block B3	1355 House Block-B3-101		DK Architects	
Proposed First Floor Plans - House Block B3	1355 House Block-B3-102		DK Architects	
Proposed Roof Plans House Block B3	1355 House Block-B3-103		DK Architects	
Proposed Elevations Sheet 1/2 - House Block B3	1355 House Block-B3-201		DK Architects	
Proposed Elevations Sheet 2/2 - House Block B3	1355 House Block-B3-202		DK Architects	
Proposed Ground Floor Plans - House Block C1	1355 House Block-C1-101		DK Architects	
Proposed First Floor Plans - House Block C1	1355 House Block-C1-102		DK Architects	
Proposed Roof Plans - House Block C1	1355 House Block-C1-103		DK Architects	
Proposed Elevations 1/2 - House Block C1	1355 House Block-C1-201		DK Architects	
Proposed Elevations 2/2 - House Block C1	1355 House Block-C1-202		DK Architects	

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Proposed Elevations 1/2 - House Block C2	1355 House Block-C2-201		DK Architects	
Proposed Elevations 2/2 - House Block C2	1355 House Block-C2-202		DK Architects	
Proposed Floor Plans - House Block C2	1355 House Block-C2-101		DK Architects	
Elevations Sheet 1/2 - OFD A Block	1355 OFD-A-201		DK Architects	
Elevations Sheet 2/2 - OFD A Block	1355 OFD-A-202		DK Architects	
Plans Sheet 1/2 - OFD A Block	1355 OFD-A-101		DK Architects	
Plans Sheet 2/2 - OFD A Block	1355 OFD-A-102		DK Architects	
Plans Sheet 1/4 - OFD B Block	1355 OFD-B-101		DK Architects	
Plans Sheet 2/4 - OFD B Block	1355 OFD-B-102		DK Architects	
Plans Sheet 3/4 - OFD B Block	1355 OFD-B-103		DK Architects	
Plans Sheet 4/4 - OFD B Block	1355 OFD-B-104		DK Architects	
Elevations Sheet 1/2 - OFD B Block	1355 OFD-B-201		DK Architects	
Elevations Sheet 2/2 - OFD B Block	1355 OFD-B-202		DK Architects	
Plans Sheet 1/4 - OFD C Block	1355 OFD-C-101		DK Architects	
Plans Sheet 2/4 - OFD C Block	1355 OFD-C-102		DK Architects	
Plans Sheet 3/4 - OFD C Block	1355 OFD-C-103		DK Architects	
Plans Sheet 4/4 - OFD C Block	1355 OFD-C-104		DK Architects	
Elevations Sheet 1/2 - OFD C Block	1355 OFD-C-201		DK Architects	
Elevations Sheet 2/2 - OFD C Block	1355 OFD-C-202		DK Architects	
Plans - OFD D Block	1355 OFD-D-101		DK Architects	
Elevations Sheet 1/2 - OFD D Block	1355 OFD-D-201		DK Architects	
Elevations Sheet 2/2 - OFD D Block	1355 OFD-D-202		DK Architects	

Proposed S278 Works	34901-SUT-ZZ-XX-DR-C-6600	P01	Sutcliffe	
Proposed S278 Works	34922-SUT-ZZ-XX-DR-C-6600	P01	Sutcliffe	
Existing Drainage Layout	34922-SUT-ZZ-XX-DR-C-6100	P01	Sutcliffe	
Landscape General Arrangement	439-LYR-XX-ZZ-DWG-L-1001	R4	Layer Studio	
Illustrative Substation Sections	439-LYR-XX-ZZ-DWG-L-5002	R2	Layer Studio	
Softworks	439-LYR-XX-ZZ-DWG-L-3001	4	Layer Studio	
General Arrangement CLEAN	439-LYR-XX-ZZ-DWG-L-1003		Layer Studio	
Tree Planting Plan	439-LYR-XX-ZZ-DWG-L-3002	4	Layer Studio	
Habitat Plan		V1	Amenity Tree	
Extended Proposal	E224-Sk026		DK Architects	
Proposed External Services Sheet 1 of 2	4624-SHA-XX-00-DR-E-8001-S2	P1	Steven Hunt	
Proposed External Services Sheet 2 of 2	4624-SHA-XX-00-DR-E-8002-S2	P1	Steven Hunt	
Waste Management Strategy			DK Architects	
Proposed Culvert Plan	34901-SUT-ZZ-FN-DR-S-2012	P01	Sutcliffe	
Section Through C-C & D-D Proposed Culvert	34901-SUT-ZZ-FN-DR-S-2013	P01	Sutcliffe	
Section Through B-B Proposed Culvert	34901-SUT-ZZ-FN-DR-S-2014	P01	Sutcliffe	
Outline Drainage Strategy Northern Area	34901-SUT-ZZ-XX-DR-C-6020	P04	Sutcliffe	
Documents				
Accommodation Schedule			Jigsaw Homes	
Affordable Housing Statement			Jigsaw Homes	
Air Quality Assessment	9155-2r2	V2	Redmore Environmental	

BNG Metric			Amenity Tree	
Bomb Search - Oldham Road	34901LG		Alpha Associates	
Bomb Search - Varley Street	34922LG		Alpha Associates	
Broadband Connectivity Assessment		0.1	GTech Surveys Limited	
Coal Mining Risk Assessment (CMRA)	34901-SUT-ZZ-00-RP-G-7602	P01	Sutcliffe	
Construction Environmental Management Plan	2482		Eden Planning	
Crime Impact Statement			Dobson Owens	
Culvert Investigation Summary Report	34901LG	P01	Jigsaw Home	
Design and Access Statement			DK Architects	
Drainage Strategy inc SUDs			Sutcliffes	
Energy Statement		Rev A	TWC Consulting	
Flood Risk Assessment			Sutcliffes	
Framework Travel Plan	A25047		Astute	
Ground Level Tree Investigation			Amenity Tree	
Management and Maintenance Statement			Jigsaw Homes	
Noise Assessment	51-736-R1-3	R1-3	e3p	
Parking Assessment – contained within Transport Assessment			Astute	
Phase I Preliminary Risk Assessment	34901-SUT-ZZ-00-RP-G-7101	P02	Sutcliffe	

Phase II Interpretative Ground Assessment	34901-SUT-ZZ-00-RP-G-7202	P02	Sutcliffe	
Planning Statement	2484		Eden Planning	
Preliminary Ecological Appraisal			Amenity Tree	
Stage 1 Road Safety Audit – Contained within Transport Assessment			Astute	
Statement of Community Involvement			Placed	
Sunlight Daylight Assessment			DK Architects	To Follow
Television and Radio Reception		0.1	GTech Surveys Limited	
Topographical Survey			Amenity Tree	
Transport Assessment	A25047		Astute	
Tree Survey and Constraints Report			Amenity Tree	