



Paul Butler Associates

Planning, Development & Heritage Consultants

18 May 2021

Mrs Julie Roscoe
Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Ljr/21.1587/dt01

FAO Sue Wills

Dear Mrs Roscoe

**Brunswick PFI: Land bounded by Helmshore Walk and Mawson Road (Phase W), Brunswick, Manchester, M13 9TH.
Planning application for the installation of landscaped areas, footways, car parking with turning provision and associated external works.**

Introduction

Please find enclosed an application seeking full planning permission for the installation of landscaped areas, footways, car parking with turning provision and associated external works. We are pleased to submit this planning application on behalf of our client Vistry Partnerships North West.

Context for Application

The context for this application proposal is provided by the Brunswick PFI Masterplan permission approved under application No.101664/FO/2013/N2 on 30 May 2013. This permission granted approval for the redevelopment of the subject application site with the provision of four new build properties with associated residential curtilages. A subsequent revision to this Masterplan in the form of planning permission 118379/JO/2017 was approved by Manchester City Council on 24 April 2018 and removed the previously approved housing from the site and showed instead '*Proposal to be determined as part of a future planning application*'. The reason for reserving a development proposal for a future point in time was to allow Manchester City Council and S4B to confirm a scheme proposal and to liaise with residents with regard to a planning application for this discrete area bounded by Helmshore Walk and Mawson Road.

The current application has been the subject of neighbour consultation and proposes the installation of landscaped areas, footways, car parking with turning provision and associated external works. The proposal creates an attractive area of landscaping which is laid out to complement surrounding residential uses on Helmshore Walk.

This new area will provide parking, achieve adoptable standards, and incorporates turning provision thereby avoiding the need for cars to reverse out onto Mawson Road, therefore ensuring a safer environment.

The development proposed will contribute towards the delivery of the Brunswick PFI Initiative which will bring about significant regeneration benefits to the neighbourhood. It will enhance the environment and provide new parking and landscaping facilities providing a safer and better designed neighbourhood.

Operational Considerations

The proposed parking area will form part of the TRO that covers the larger Brunswick area. On completion the area will be adopted by MCC Highways who we understand have already reviewed and approved the designs. The parking will be 3 hour no return bays with resident permits to keep within the larger TRO across the development and will be managed by Manchester City Council. The landscaping will be completed by Vistry Partnerships North West and maintained by Mears for the 10 years after completion until handover over to MCC.

Planning Considerations

The redesign of this area will not result in any adverse impacts. It will provide managed public realm which will be overlooked by adjacent properties. There have been no material changes to national or local planning policy since the Revised Masterplan was approved on in 2018 and the current application therefore continues to be in accordance with adopted national and local planning policy.

Planning Submission

The application has been submitted today via the planning portal. The following information is included as part of the application:

Covering letter, Ljr/21.1587/dt01, prepared by Paul Butler Associates.

Completed application forms and certificates, prepared by Paul Butler Associates.

Drawings prepared by AECOM:

Drawing No.	Revision No.	Title
60470359-ACM-BS278-DR-Z2-13	C2	LOCATION PLAN (SHOWING PHASE W WORKS BOUNDARY)
60470359-ACM-BS278-DR-Z2-18	C2	LOCATION PLAN (SHOWING PHASE W WORKS BOUNDARY)
60470359-ACM-BS278-DR-Z2-30	P2	GENERAL ARRANGEMENT
60470359-ACM-BS278-DR-Z2-31	P1	SITE CLEARANCE
60470359-ACM-BS278-DR-Z2-32	P1	PAVEMENTS AND KERBING
60470359-ACM-BS278-DR-Z2-33	P1	CONTOUR PLAN

60470359-ACM-BS278-DR-Z2-34	P1	SIGNAGE AND ROAD MARKINGS
60470359-ACM-BS278-DR-Z2-35	P1	DRAINAGE LAYOUT
60470359-ACM-BS278-DR-Z2-36	P1	VEHICLE TRACKING
60470359-ACM-BS278-DR-Z2-38	P1	STANDARD DETAILS

Drawings prepared by Gillespies:

Drawing No.	Revision No.	Title
M4976-167-W-OP5	Rev 03	PHASE W OPTION 5 GENERAL ARRANGEMENT

Drawing M4976 LP 000 Rev D Colour Masterplan has also been submitted to show the location of the application site in relation to the wider Brunswick Masterplan planning permission 118379/JO/2017 approved by Manchester City Council on 24 April 2018. Please note that this drawing is for indicative purposes only and does not form part of the application.

In accordance with the regulations a fee of £234 has been paid.

The proposed development will result in a minor adjustment to the previously approved revised Masterplan, which will create a safer road layout. Whilst the application relates to only a modest alteration, the proposals are important since they form part of a wider programme of works being undertaken to create a well-designed, safer environment that will ensure Brunswick develops as a successful urban neighbourhood which is sustainable and inclusive to a mixed community.

Vistry Partnerships North West are pleased to make this planning application and look forward to working with the Council in progressing it to determination.

If you have any queries regarding the information that has been submitted as part of the application, please do not hesitate to get in touch.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

CC Craig Nemeth and Robert McLaughlin (Vistry Partnerships North West)
Louise Blanchflower (S4B)