



The Peele, Wythenshawe

Client: Equilibrium Healthcare Group

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1. Introduction

- 1.1 This Planning Statement has been prepared by Enabl Planning Limited on behalf of the applicant, Equilibrium Healthcare Group. The statement accompanies a planning application for proposed extension and refurbishment of The Peele Care Home, Walney Road, Manchester.
- 1.2 This statement sets out the conformity of the proposals with the development plan and relevant national policy, as well as any other material considerations having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Scheme Description

- 1.3 The submitted planning application is seeking planning consent for:

Extension and refurbishment of existing residential care facility with landscaping, parking, access and associated infrastructure.

Equilibrium Healthcare Group

- 1.4 Equilibrium Healthcare Group have been in operation since 1993 with the establishment of just one care home. Since this time, they have grown providing personalised care for the individual, adapting facilities and services offered as the needs of residents' change.
- 1.5 There are a range of services offered to meet needs of tenants and service users across the facilities. Equilibrium creates working partnerships to ensure care is seamless and individual pathways always remain focus of service provision. Currently provision of services is made across the Greater Manchester region to over 180 people with employment of 400 members of staff.
- 1.6 Equilibrium has a range of homes and hospitals which are well established within the Manchester area and allow service users to integrate with their local communities. The changing demands and needs of users and evolution in the care which can be offered is resulting in a refresh of the services and refurbishment of the building stock accordingly.

Application Documents

1.7 This Planning Statement should be read alongside the Architectural plans / drawings and supporting documents submitted to accompany the planning application. The application documents comprise:

- Arboriculture Impact Assessment;
- Design and Access Statement;
- Transport Statement;
- Framework Travel Plan;
- Landscape Masterplan; and
- Planning Statement (This document).

2. Site and Surroundings

- 2.1 The site is located at The Peele Care Home, Walney Road, Wythenshawe within the administrative area of Manchester City Council. Figure 2.0 below sets out the site location in context.
- 2.2 The site is accessed off Walney Road within a predominantly residential area to the west of Brownley Road.



Figure 2.0: Site Location

Site Characteristics and Surroundings

- 2.3 The site is currently comprised of the existing The Peele Care Home facility to which this application relates. The existing facility is across three storeys set within its overall site with surface parking, access and landscaped elements.
- 2.4 The existing building extends across the three wings serviced from the central core providing care accommodation within 108 rooms and currently employing 45 staff due to reduced number of residents currently. The existing building was first erected in 2004 and has been an established building within the neighbourhood since that time.

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- 2.5 The surrounding area is predominantly residential with associated uses found in these locations. Residential accommodation is located to the immediate west of the site along Woodhouse Lane with a series of terraced post-war residential dwellings across 2.5 storeys.
- 2.6 To the north and east the land use is predominantly education with the Catholic Parish of St John Fisher and Thomas Moore Primary School and Manchester College Wythenshawe Campus to the immediate east extending to the north east up to the junction with Hollyhedge Road and Brownley Road.
- 2.7 Access is taken off Walney Road to the south of the site, to the either side of which are further residential dwellings which continue to the south within the wider residential neighbourhood.
- 2.8 The site is not near listed buildings, with the nearest positioned circa 500m to the north east across Brownley Road at the Grade II listed Church of St Luke the Physician. The site is also positioned outside of a Conservation Area and not near one such that it would be relevant to consider for impact upon setting.
- 2.9 There are no statutorily designated wildlife sites in proximity of the site, with the nearest wildlife site being the Gatley Carrs Local Nature Reserved located over 1.5km to the north east. The site is also located with Flood Zone 1 as an area of least risk from flooding.

3. Proposed Development

Background to the Development

- 3.1 Equilibrium Healthcare already manage and operate the current facility at The Peele, Wythenshawe. During their review of current building stock there was an identified requirement to improve the facilities to provide a modernised and enhanced quality of service for future residents.
- 3.2 A review of service requirements identified that there was a need to provide for higher level care patients which need an enhanced level of care provision which the current facilities would be unable to provide. The refurbishment seeks to support future residents with the ability to have personalised, private space but also engender a sense of community within the care home through the provision of range of communal services.

Planning History

- 3.3 There is limited planning history at this site since the original approval for the scheme was secured. The original application secured the permission for 108 bed care home with 28 parking spaces to support the operation of that development. The surrounding sites have a limited planning history of relevance, however these and that of the original approval are summarised in table 3.0 below.

Table 3.0: Relevant Planning History			
Application Reference	Description of Development	Address	Date of Decision
067565/FO/SOUTH/03	Erection of a 3 storey 108 bed care home with 28 parking spaces and associated landscaping	Site at Renton Road, off Walney Road, Wythenshawe (Application Site)	26/06/03
049369/FH/SOUTH3/96	Single storey side extension to form enlarged lounge	15 Walney Road, Benchill	10/04/96
126816/FO/2020	Installation of new door with accessible landing, new access path and secure external play area to existing nursery	St John Fisher and St Thomas More Primary School	02/07/20
128655/FO/2020	Erection of a 3-metre-high vehicle compound	Manchester College Wythenshawe Campus, Brownley Road, M22 9UH	11/02/21

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- 3.4 Table 3.0 identifies that there has been limited relevant planning history on the site or adjacent which demonstrably inform consideration of the proposed development within this planning application.

Scheme Details

- 3.5 This application is for the extension and refurbishment of the existing care home to enhance the level of care able to be provided, improve the quality of facilities within the building and introduce a range of new communal facilities which will support the feelings of community for those residents.

Design

- 3.6 The design of the scheme has responded to the future requirements of the end users. The high level of need for dementia and deaf residents requires that the facilities within the building are enhanced. The scheme would have upgraded rooms that would retain the sense of privacy for residents when within these spaces. Overall, there would be an uplift from 108 rooms to 117 within the extended new facility.
- 3.7 The proposed physical extensions to the building are proportionate to the existing development and reflect the scale / mass /materiality to ensure the extension is in context with the local character.
- 3.8 The choice of materials has reflected that of both the current use on site and the surrounding built form which informed the original building design. These are comprised of buff-multi bricks, rockpanel “woods” cladding or similar to match existing.

Internal Facilities

- 3.9 A key response within the refurbishment is for enhancement and creation of new communal spaces. The diverse range of communal spaces are to include:
- Therapy areas to replicate a village high-street;
 - Operational cinema;
 - Traditional British pub;
 - Hair and beauty salon;
 - Barber shop;

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- Hobby shop;
- Multi-faith room;
- Sweet shop; and
- Common living spaces.

3.10 The range of facilities are provided to support the sense of community within the development and provide valued stimulus for residents. The communal elements are to be entirely ancillary to the main accommodation and principle of use on the site and are not for the use of members of the public, apart from those direct visitors of residents within the facility as part of that shared experience.

3.11 The spaces are designed to encourage the use of the communal spaces, whilst still allowing residents to have their privacy and ability to return to their own rooms at their choosing or as aided. The communal facilities are predominantly concentrated on the ground floor where there is the ability to increase the amount of light into the space, and where opportunities exist to flow between the internal spaces and external.

3.12 Encouraging this fluidity of movement and diversity of space within the development, the creation of a conservatory within the former courtyard area is to allow for covered external space full of natural light to be used in all seasons. The covered courtyard links several of the ground floor communal spaces to support choice of movement.

3.13 Within the covered courtyard a range of spaces are created, these include spill out café terrace seating opposite raised, curved timber planters and water features. Along with the communal aspects in these spaces, there are also a range of more private areas which have decorative perforated screens to assimilate these spaces. At the joining point to the external space, indoor gardening areas are to be made available to assist in providing activities well familiarised with residents, see Figure 3.1.



Figure 3.1: Covered Courtyard

Landscaping

- 3.14 Reflecting the aspirations of the new facility, the proposed development is to be supported by a high-quality landscaping scheme. The landscaping seeks to build upon the aspirations that there is a transition between the internal and external spaces, primarily through the covered courtyard which encourages and facilitates safe localised journeys for residents within the site.
- 3.15 The landscaping builds upon the principles established within the facility by supporting memory functions through the provision of services such as traditional pub, cinema, sweet shop etc. by incorporating features that provide stimulation and interest.
- 3.16 The landscaping has been informed by research from Tim Lynch Architects on the application of a dementia friendly garden. The approach seeks to provide landscaping that:
- Helps the person find their way;
 - Create positive mood;
 - Increase contact with the elements; and
 - Restoration of memories past.
- 3.17 Implementing these elements within the external space, the landscaping has proposed for the inclusion of a range of areas which support social activities, memory triggers across circular walks which also offer opportunities to sit for relaxation.
- 3.18 The way the features assist in stimulating the senses is through a range of aspects both from visual cues, aromas, familiar objects such as bus-stop, phone boxes etc. and the ability to undertake comforting repetitive tasks such as hanging out washing. Figure 3.2 below indicates the arrangement of these facilities within the proposed landscaping.



Figure 3.2: Landscape Masterplan

Access

- 3.19 The proposed development will be building upon the existing arrangements which have been servicing the development over the previous years. A drop-off loop for use by cars and ambulances will be introduced as part of the arrival space. The provision of this drop off loop allows for residents to be brought close to the entrance to the building reducing time exposed to the elements as part of arrival / departure.
- 3.20 Cycle parking will be introduced within the scheme for which there is currently non in-situ to support modal choice of travel for visitors and members of staff. The cycle store will include for three stands providing space for six bikes.
- 3.21 The proposed development will continue to utilise the existing access/egress point onto Walney Road ensuring that this continuity is maintained.

Pre-Application Engagement

- 3.22 Equilibrium engaged with Manchester City Council during pre-application discussions on the proposed development. The nature of the incumbent use on the site and proposed refurbishment and extension to provide for enhanced care within the same C2 Use Class was set out.
- 3.23 The proposed plans for the extension were circulated and discussed as part of the pre-application engagement. The plans were considered acceptable for the scheme and as a conclusion to the pre-application discussions the list of supporting plans and reports was set out by the Case Officer to which this application has ensured are included.

4. Planning Policy Context

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The relevant parts of the adopted development plan for Manchester City Council comprise:
- Manchester Core Strategy (Adopted July 2012); and
 - Saved Policies of the Manchester Unitary Development Plan (UDP) 1995.
- 4.3 Other planning policy documents relevant to this proposal that are capable of being a material consideration in the determination of this planning application comprise:
- National Planning Policy Framework (“the Framework”) (February 2019), and associated Planning Practice Guidance (PPG);
 - Supplementary Planning Documents (SPD) / Guidance prepared by Manchester City Council

Core Strategy

- 4.4 Manchester’s Core Strategy (Adopted July 2012) sets out the strategic planning policies controlling development within this administrative boundary. Table 4.0 has set out those policies which are relevant to the proposals within this application:

Table 4.0: Core Strategy

Policy	Summary
SP1 – Spatial Principles	All development should have regard to the character, issues and strategy for each regeneration area. New development will maximise potential of the City's transport infrastructure, in particular to promote walking, cycling and use of public transport. Development should: ➤ create well designed places that enhance character; ➤ make positive contribution to health, safety and wellbeing of residents; ➤ consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; ➤ protect and enhance the built and natural environment; ➤ Minimise emissions and reuse previously developed land wherever possible.
H10 – Housing for people with additional support needs	Proposals for accommodation for accommodation for people with additional support needs will be supported where: ➤ Not a high concentration of similar uses already; ➤ Where it will contribute to the vitality and viability of the neighbourhood; and ➤ Where there would not be a disproportionate stress on local infrastructure.
T1 – Sustainable Transport	Council will support proposals that: ➤ Improve choice by developing alternatives to the car; ➤ Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.
T2 – Accessible areas of opportunity and need	Council support development which is easily accessible by walking, cycling and public transport, connecting residents to jobs, and health care. Car parking standards are maximums and cycle / disabled are minimums, with the Council taking circumstances of each proposal into account to establish what level of parking is appropriate.

EN1 – Design Principles and Strategic Character Areas	Wider Wythenshawe Character Area Wythenshawe was developed along the principles of the ‘garden city’ movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments. There is a predominance of low rise, low density semi-detached houses all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.
EN4 – Reducing CO ₂ Emissions by Enabling Low and Zero Carbon Development	Development to follow Energy Hierarchy; Reduce need for energy through design features that provide passive heating, natural lighting and cooling; Reduce need for energy through energy efficient features such as improved insulation and glazing; Use of building materials with low embodied carbon in new development and refurbishment schemes.
EN8 – Adaptation to Climate Change	All new development to be adaptable to climate change in terms of design, layout and siting. Minimise flood risk by appropriate siting, drainage and treatment of surface areas to ensure rainwater permeability. Reduce urban heat island effect through use of Green Infrastructure such as increase tree cover.
EN9 – Green Infrastructure	New development to utilise green infrastructure to allow for the adaption to climate change in heavily urbanised areas.
EN19 – Waste	Require developers to have a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled.

4.5 In addition to the Core Strategy there are policies within the Unitary Development Plan (1995) for which Table 4.1 below summarises the relevant extant policies:

Table 4.1: Unitary Development Plan (1995)

Policy	Summary
DC2.1 – Rest homes and Nursing Homes	Council will have regard to: ➤ Effect of the operation of the business on the amenity of neighbouring residents; ➤ Standard of accommodation for the intended occupiers of the premises, including availability of private outdoor amenity space; ➤ Effect of proposals on visual amenity; ➤ Availability of adequate, safe and convenient arrangements for car parking and servicing; ➤ Ease of access for all, including disabled people; ➤ Desirability of avoiding an over-concentration of special needs or housing in any one area; and ➤ The desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.
DC26 – Development and Noise	Council will consider the effect of new development proposals which are likely to be generators of noise, and implications of new development being exposed to existing noise sources.

Material Considerations

National Planning Policy Framework

- 4.6 As part of the determination process, material considerations inform the acceptability of planning proposals. The Framework sets out the nationally controlling policies which inform development, these cover the various topics underpinning the presumption in favour of sustainable development which runs through the whole of the framework captured by paragraph 11 and as the Framework read as a whole.
- 4.7 Paragraph 38 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available, working with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.8 Section 8 of the Framework seeks the promotion of healthy and safe communities, with schemes providing for green infrastructure, providing legible routes and encouraging walking and cycling.

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- 4.9 Section 9 promotes sustainable transport to ensure potential impacts of development on transport networks can be addressed. Schemes should seek to promote walking, cycling and public transport where possible. To support development proposals safe and suitable access should be achievable for all users. Paragraph 109 stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.
- 4.10 Section 11 supports efficient use of land by giving substantial weight to the value of using suitable brownfield land within settlements for identified needs. Promoting and supporting development of under-utilised buildings especially if to meet identified needs. Paragraph 122 sets out that development which takes into account different forms of development required, availability of infrastructure and services, importance of securing well-design, attractive and healthy places making efficient use of land should be supported.
- 4.11 Section 12 of the Framework seeks to achieve well-designed places with the creation of high-quality buildings, good design as a key aspect of sustainable development. Proposals should function well and add to the overall quality of the area, are visually attractive as a result of good architecture being sympathetic to local character, while not preventing increased densities.
- 4.12 Section 14 meets the challenge of climate change and flooding. New development being planned to avoid increased vulnerability to range of impacts arising from climate change and being sited to reduce greenhouse gas requirements. Developments should be positioned in areas of least risk of flooding when with proposed end users who would be at risk.
- 4.13 Section 15 sets out the protection and enhancement of the natural environment with development proposals enhancing sites of biodiversity value, recognise wider value from natural capital.

Planning Practice Guidance

- 4.14 The National Planning Practice Guidance (PPG) is Governments supporting guidance which consolidates a series of advice documents into one online database. The PPG provides a guide for all development according to the relevant sectors / locations to which are relevant. The proposed development has had consideration of the various pertinent guidance sections within the progression of the scheme.

Manchester Residential Quality Guide

- 4.15 The Manchester Residential Quality Guide provides indication on the requirements to achieve sustainable neighbourhoods within Manchester. It guides design matters to ensure that a sense of place is created within the various neighbourhoods across the city subject to the prevailing conditions i.e., density / scale etc. already established.
- 4.16 The guide sets out principal matters which need to be considered across each scheme in a collective effort to enhance quality across the borough.

Design for Access 2

- 4.17 Adopted in 2003, the design for access 2 guide sets out best practice on inclusive design standards. The document considers all needs and how these can best be catered for through the internal layout arrangements, access, manoeuvrability and parking provision.

5. Development Plan Compliance

- 5.1 The proposed development compliance against the development plan in accordance with Section 38(6) of the Planning Act 2004 is set out within this section.

Principle of Development

- 5.2 The proposed development consists of the refurbishment and extension of the existing care home to provide for a higher quality of care for future residents. There is no change to the land use to that which is currently in operation and will remain within C2 Use Class.
- 5.3 The proposal will be enabling an enhanced level of care through re-investment into the current site to improve the quality of the facilities. The refurbishment includes for significant investment into the range of communal aspects which are provided for within the care home. Engendering a sense of community, the introduction of traditional pubs, sweet shops, hair salons etc. all aide memories and support cohesion.
- 5.4 The investment into an existing facility and increasing the overall quantum and level of care able to be provided at the site reduces pressures on greenfield land being developed elsewhere in less appropriate locations to serve future populations. The extension and refurbishment are on a facility which has been long established as a part of the wider community within this part of Wythenshawe.
- 5.5 Improving the quality of service and level of care able to be provided at this facility whilst also modestly increasing the total quantum of residents able to be cared for by 9 from 108 currently up to 117 once the proposed refurbishment and extensions are completed, ensures that the existing development will be able to meet the needs of an important part of the community.
- 5.6 A sustainably located development with a choice of travel methods for visitors and staff respectively. The site is served by the Benchill Metrolink Stop less than 500m walking distance to the north east and is positioned within a residential community circa 600m from Wythenshawe supporting choice of travel.
- 5.7 Making more efficient use of the existing site and buildings allows for enhanced and increased care to serve the community as these specific needs are met into the future. The principle of making more efficient use of this site within the same Use Class is entirely in accordance with the aspirations of The Framework as set out within section 11.

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- 5.8 Improving the quality of care and diversity of features within the scheme whilst also increasing the quantum of residents ensures that the needs of all members of the community are being considered, whilst reusing previously developed land that would make a positive contribution to health and wellbeing of residents in accordance with Policy SP1 of the Core Strategy.
- 5.9 Overall, the modest increase on the current site would maintain the lifespan of the facility and ensure that there was not a proliferation of the same use within the immediate vicinity by introducing wholly new developments at this location. The enhancement would improve the offer to the local community by significantly uplifting the standard of accommodation to meet modern requirements, avoiding an over-concentration of special needs housing in a specific area. Refurbishing a well-established existing facility in a sustainable location ensures that it would not result in disproportionate stress on local infrastructure. The proposals would therefore accord with Policy H10 of the Core Strategy and DC 2.1 of the saved UDP policies.
- 5.10 It is therefore considered that the principle of development in this location is in accordance with the Development Plan and Material Considerations.

Design

- 5.11 Reflecting the existing facility, its current integration within the community, the design has responded both to the local character within Wythenshawe, the existing design of the current building and the requirements to enhance the accommodation for future residents.
- 5.12 A key part of the brief of future residents, was the value that natural light can have to the quality of space within the development and improvements this makes to the care which can be afforded to those residents. The ability to create spaces which support the fluidity of movement between the external and internal spaces supports the well-being of those who reside within this facility.
- 5.13 The design has responded to this brief by seeking to re-orientate internal spaces so that they have a greater aspect and outlook, along with the introduction of a covered courtyard that permits the transition between internal spaces to this covered external area filled with natural light and supported by soft planting. The use of the courtyard space for this design feature, ensures that the impact of the glazed element is contained within the footprint of the existing building between the two extant wings.

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- 5.14 The building has been designed to retain the current scale of the existing building and for the extensions to mirror the roofline and pitch to ensure this is consistent across the refurbished building.
- 5.15 Progressing the design concept, the materiality will reflect that of the existing building, whilst also reflecting the brick materiality within the surrounding area as established by the predominantly post-war residential accommodation. The aspiration is therefore to tone the building into the current scheme whilst also ensuring that there is a consideration of high-quality materials to best reflect this position.
- 5.16 The physical extensions have responded to the internal reconfiguration to ensure that the improved accommodation inclusive of the significantly improved communal spaces can be centralised to support the sense of community. To achieve this there is a requirement to extend two of the existing wings.
- 5.17 The extension to the existing wings facilitates the consolidation and improvement of the offer and ensures that the design response to seek to contain the sense of scale and mass on the site can be achieved.
- 5.18 Designing this extension has also been conducted with consideration of the neighbouring residential premises, the retention of the extant form ensures that the approach does not result in a materially different design at this site. The relatively low-lying nature of development within the Wythenshawe character area as assessed will be retained with these proposals.
- 5.19 The design has therefore responded to both the extant building on site and the local context to ensure that the proposal will not detract from the area and will enhance the character of the area through the design improvements. The proposals are therefore considered to accord with policies SP1 and EN1 of the Core Strategy, the Manchester Residential Quality Guide and section 12 of the Framework.

Amenity

- 5.20 As part of the evolution of the design the extent of the extension has been informed by the separation distance to those residential properties closest to these respective elements.

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- 5.21 The separation distance has been able to be maintained at or above 19m from the nearest sensitive receptor in both cases (19m and 19.3m respectively). Whilst this distance is slightly below the target of 20m for residential dwellings set out within the Manchester Residential Quality Guidance it is acknowledged that a reduction may be appropriate where facing uses are compatible.
- 5.22 The separation distances as set out are a guide noting that there are instances when these are not fully complied with. The presence of the building at this scale and form has been established for a long period of time, consequently the alteration and subsequent impact upon residential amenity is limited to the extension only.
- 5.23 The retention of a separation of 19m or above is only slightly below the back-to-back distance sought be achieved and principally for between two residential Use Class C3 premises. The use on this site is as a Care Home and consequently is a separate use class and consequently less directly relevant to the separation distance guide.
- 5.24 The design has also sought to extend the narrower elements of the extant wings so that there are still sufficient amounts of daylight reaching the adjacent properties and avoid a sense of overcrowding through development.
- 5.25 To compliment the positioning of the extensions, the design has avoided the root protection areas of the in-situ trees which provide a valued screening role along this boundary following their establishment since the original scheme was delivered. Furthermore the proposed landscaping includes for additional planting across the site.
- 5.26 The approach to the design reducing the mass of the extension and ensuring no increase in scale continuing to allow for daylight levels to persist, along with nature of the use on this site are such that the 19m or above separation distance to residential receptors is appropriate in this context, such that the proposals accord with the Manchester Residential Guidance.

Landscaping and Trees

- 5.27 The evolution of the scheme design has been informed by a considered understanding of the end user requirements and how to enhance the offering across the site as a whole. Informing the approach to the accommodation provided has been the elements which can assist in improving the quality of life for residents within the facility.

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- 5.28 The landscaping has been informed by research into features which aide memory, create contacts with the elements, improve legibility and facilitate community integration.
- 5.29 Achieving the broad aspirations to provide a betterment to the care provided, the landscaping has started from the principal of the transition between internal and external spaces. A focus of this is through the green house with these transitions intended to be accessible and therefore inviting for residents.
- 5.30 Building upon the transition point the landscaping includes features which trigger memory responses from earlier periods in residents' lives, such as letterboxes, phone boxes and opportunities for tasks to be undertaken which can trigger memories such as putting out washing.
- 5.31 The landscaping strategy incorporates these features within linked spaces, all connected across hardstanding in curvilinear forms that encourage circular journeys to assist wayfinding through these areas. The spaces are then enhanced through native planting and accompanied by species which would provide colour and aroma at different times of the year. The landscaping is then complimented with opportunities for seating to encourage dwell time and scope for residents / visitors / family to be together.
- 5.32 The proposed development has also been supported by an Arboriculture Impact Assessment which has considered the potential impact upon the trees in-situ, their current condition to inform a strategy for retention and removal accordingly. Based on the assessment there are no trees to be removed which are rated any higher than category C and none of them are mature specimens. Those to be removed are either in a poor condition or in a very poor location.
- 5.33 The landscape strategy proposed includes for 12 new trees to be planted as part of the revised and considered scheme. Consequently, the proposal will result in no loss of significant trees within the site as all can be retained and the proposed landscaping scheme includes for valued contribution of additional trees to ensure there is good tree cover across the site for the new scheme.

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- 5.34 The approach to the landscaping compliments the facilities provided internally and assists in meeting the transition between internal and external spaces. A diverse range of planting is incorporated which supports the well-being of residents and also contributes to the biodiversity of the site and provision of green infrastructure throughout the development. The proposed strategy is therefore considered to be in accordance with Policy SP1, EN1, EN8 and EN9 of the Core Strategy and Section 8 and 15 of the Framework.

Access

- 5.35 The proposed facility will be utilising the existing and operational access / egress point. The scheme is seeing a modest increase in the number of bed spaces within the development and consequently the Transport Statement supporting this application assessed the potential requirement for an uplift in parking provision on the site. The assessment concluded that due to the modest lift in bed spaces and enhancement in the management within the facility there would not be a requirement to increase the provision of parking on site.
- 5.36 The latest proposals have also been supported by an assessment of the sustainable nature of the location and the ability to incorporate cycle storage on site as an enhancement on the baseline position where currently there is no such facility. The introduction of the cycle storage and the location in close proximity to the Benchill Metrolink station ensure that the proposals would be seeking to support a modal shift away from the private car.
- 5.37 The proposals would not result in an increase in the amount of parking provided on site and the scheme would not result in an adverse impact upon highway operation or road safety patterns. Furthermore, the proposal is supported by a Framework Travel Plan to assist in encouraging the wider use of alternative modes of transport for staff at this facility.
- 5.38 The approach to the scheme has had careful consideration of accessibility for all residents / visitors / staff. The nature of the end users has further informed these considerations ensuring that there is secure level access / egress into the building. The arrival space allows for vehicles such as ambulances to pull up to the main entrance in a covered space facilitating ease of transition from vehicle to the accommodation.
- 5.39 Internally, the existing lifts are to be refurbished and retained ensuring that there is access for all onto all levels and the transition spaces from indoor to outdoor have been designed to ensure level floor positions.

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5.40 It is therefore considered that the proposals are in accordance with policies T1 and T2 of the Core Strategy, Design for Access 2 and Section 9 of the Framework.

6. Planning Balance

6.1 The proposed refurbishment and extension of the existing care home to provide an enhancement in the quality of care able to be provided, has been considered against the Development Plan and any Material Considerations. To summarise this position, the below sets out the scheme against the three dimensions of sustainable development as defined by paragraph 8 of the Framework.

Economic Benefits

- The proposed development would mark a significant financial investment into the existing facility to substantially improve the quality of care able to be provided;
- The proposal would diversify and enhance the city's dementia care offer, well-placed on an existing facility continuing to improve the local economy;
- The enhanced facility would secure the long-term future of the site and increase the likelihood that the scheme would be able to employ the capacity of staff for the facility from the reduced level due to lower resident numbers than possible at present;
- During the construction phase, the proposed development would support a number of direct and indirect jobs within the construction industry and associated supply chains.

Social Benefits

- Delivering an enhanced care facility will allow for those of greatest need to be best catered for within their community. Utilising the extant site will ensure that the quality of care within this neighbourhood is able to be brought up to a high standard;
- Improving a facility in this location on a sustainable site within close proximity to existing public transport networks, ensures that those who may not typically be as able to visit family members within such facilities are more readily able to do so;
- The improvement of the spaces through inclusion of traditional pub, sweet shop, hair salon as part of the treatment rooms, along with the transitional spaces ensures that residents can have a greater sense of community. Visitors are also able to benefit from this by being able to socialise in a more normalised setting, with scope to venture into the landscaped grounds as a space to dwell and meander through;
- The approach to the landscaping will ensure that future residents are best able to be supported in their physical and mental well-being by having access to external spaces in

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a good environment which also assist in aiding memory and increasing opportunities for community cohesion.

Environmental Benefits

- The proposed development is sited on an existing brownfield site, within a sustainable location and not impacting upon any statutory wildlife sites. The proposal is therefore ideally situated to provide a betterment in care without negatively impacting upon the immediate environment;
 - The site is located entirely within Flood Zone 1 as an area of lowest risk of flooding and consequently preferable to direct development towards;
 - The proposal is sustainably located, increasing cycle storage provision without increasing parking provision such that the scheme would continue to support modal shifts in transport and reduce reliance on the private car;
 - The proposal is not resulting in the loss of any substantial trees, is providing an improved landscape scheme with a mix of native and non-native species as well as new tree planting to ensure there is a betterment on the current position for tree coverage and biodiversity net gain.
- 6.2 The proposed refurbishment and extension of the existing care facility would deliver valuable economic, social and environmental benefits such that would deliver sustainable development. The enhanced facility would make a valued contribution to the care offer within the locality and continue to support for those members of society who are in need.
- 6.3 In considering the planning balance on the proposals, the scheme has been evidenced to providing a sustainable development for a sector of society with specific needs such that the benefits of allowing the proposal would outweigh any adverse impacts which may arise as a result. It is therefore considered that the proposals accord with the Development Plan and any Material Consideration such that the presumption in favour of sustainable development should apply in the determination of this application.