Land at Pembroke Street, Cheetham Hill, Manchester

PPG17 Compliance Statement September 2010

This PPG17 Compliance Statement has been prepared in support of a full planning application by Styal Properties to Manchester City Council for the development of three dwellings at land on the corner of Pembroke Street and St James's Road, Cheetham Hill.

The site is privately owned by Styal Properties. The site is currently unoccupied and has become an area of waste ground since a row of lock-up garages were demolished approximately five years ago. The concrete slabs of the garages are still on site.

The site has been identified as being 'amenity space' in Manchester City Councils Core Strategy Assessment. The area to the south of the site is an area of open space that does benefit the local community. It is landscaped and regularly maintained. However, the application site has been incorrectly grouped together with this area of open space. The site at present does not offer a positive environment or public amenity and is subject to dog fouling and fly tipping.



The development proposal for 3 dwellings would greatly improve this small area of land and enhance the neighbourhood. There will be private garden areas for the benefit of residents containing new shrubs and trees.

The site is ideal for residential development. It is previously developed Brownfield land, it is in a sustainable location close to local shops, schools and healthcare facilities and it is serviced by public transport.

The site is located close to the border between Manchester and Salford. As shown in the map below there are a great number of amenity spaces ranging from public parks to informal amenity areas to sports fields all within a 10-15 minute walking distance. The sites within the Salford City boundary need to be carefully considered as well as the Manchester open spaces.

Developing this site would not affect the quantity or quality of open spaces and amenity land within this area.

