



PLANNING STATEMENT

**FULL PLANNING APPLICATION
CONSTRUCTION OF 51 DWELLINGS**

**AT, LAND AT THE FORMER OPENSHAW A.E.U. CLUB, CLUB STREET, AND
GRANSMOOR AVE. MANCHESTER M11 1NF**

**ON BEHALF OF KMM HOMES LTD
JULY 2025**

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Appendix 1: Consultation Leaflet and notification boundary

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted to Manchester City Council (MCC) on behalf of KMM Homes (hereafter referred to as the 'Applicant'), in support of a full planning application for the construction of 51 residential dwellings (Use Class C3), access, car parking, associated landscaping and infrastructure.
- 1.2 The application site comprises land at the former Openshaw AEU Club, Club Street, and land at Granmoor Ave, Openshaw, Manchester M11 1NF, (hereafter referred to as the 'Site'). The edge red boundary of the Site is detailed on the Site Location Plan that accompanies the planning application.
- 1.3 The proposal responds directly to the need to deliver high quality affordable housing in Manchester and its suburbs in the short-term and in a highly sustainable location. The development will deliver much needed residential accommodation for individuals, couples, and families, and meets the housing policy requirements in line with the strategic housing quantitative requirements of MCC. The Site has been vacant for some time and the buildings have now been demolished.
- 1.4 The Proposed Site Plan prepared by KMA demonstrates how the Site can deliver 51 residential dwellings, a mix of dwellinghouses, cottage flats and apartments. The development will provide for a significant upgrade of the site and improvements to the local area through regeneration and a significant multi-million-pound investment by the applicant. Importantly above all deliver generous and exceptional residential living accommodation in the heart of east Manchester that will significantly contribute to the mix and scale of existing residential accommodation in the area and will integrate well into the neighbourhood and thus the existing developed surroundings.
- 1.5 This Statement sets out the context for the development providing the background to the proposals including a description of the Site and its surroundings, the proposed development, and the relevant up-to-date policy framework. It assesses the proposal against the identified policy framework and key material considerations and sets out the case in support of development.

- 1.6 The Site is located within the MCC Development Plan Proposals Map as being within the urban settlement area of east Manchester, the land adjoins the boundary of Tameside Metropolitan Borough Council.

The Application Submission

- 1.7 The application seeks full planning permission for approval for the redevelopment of the Site for residential development.
- 1.8 By way of background the applicant KMM Homes was founded as the residential arm of the established KMM Civil Engineering and has been developing residential homes in an around Manchester for several years. They specialise in developing smart new homes, from smaller homes ideal for first-time buyers, to larger family homes. As a bespoke, independent housebuilder they are able to adapt the style and format of their house types to the locality and likely end market.
- 1.9 Detailed research and investigations have been carried out by a comprehensive professional team of technical consultants on behalf of the Applicant to inform the planning application proposals.
- 1.10 The application comprises the plans and documents listed in Tables 1 and 2 below.

Table 1: Application Submission Documents and Plans

PLANS	AUTHOR
7000_OCS-KMA-XX-XX-DR-A-7000-A3-P5_Location Plan	KMA
7001_OCS-KMA-XX-XX-DR-A-7001-A3-P4_Existing Site Plan	KMA
7002_OCS-KMA-XX-XX-DR-A-7002-A3-P8_Proposed Site Plan	KMA
7003_OCS-KMA-XX-XX-DR-A-7003-A3-P8_Proposed Block Plan	KMA
7004_OCS-KMA-XX-XX-DR-A-7004-A3-P9_Proposed Landscape Plan	KMA
7005_OCS-KMA-XX-XX-DR-A-7005-A3-P8_Proposed Principal Boundary Treatments Plan	KMA
7100_XXX-KMA-XX-XX-DR-A-7100-A3-P1_Proposed House Type A.03	KMA
7102_XXX-KMA-XX-XX-DR-A-7102-A3-P1_Proposed House Type B.03	KMA
7103_XXX-KMA-XX-XX-DR-A-7103-A3-P1_Proposed House Type B.03 (alt)	KMA
7104_XXX-KMA-XX-XX-DR-A-7104-A3-P2_Proposed House Type C.03	KMA
7105_XXX-KMA-XX-XX-DR-A-7105-A3-P1_Proposed House Type D.03	KMA
7106_XXX-KMA-XX-XX-DR-A-7106-A3-P1_Proposed House Type D.03 (alt)	KMA
7107_XXX-KMA-XX-XX-DR-A-7107-A3-P1_Proposed House Type C.03 (alt)	KMA
7200_OCS-KMA-XX-XX-DR-A-7200-A3-P2_Proposed (Block A-Ground)	Floor Plans KMA
7201_OCS-KMA-XX-XX-DR-A-7201-A3-P2_Proposed (Block A-First)	Floor Plans KMA
7202_OCS-KMA-XX-XX-DR-A-7202-A3-P2_Proposed (Block A-Second)	Floor Plans KMA
7203_OCS-KMA-XX-XX-DR-A-7203-A3-P3_Proposed (Block A-West North)	Elevations KMA
7204_OCS-KMA-XX-XX-DR-A-7204-A3-P3_Proposed (Block A-East South)	Elevations KMA
7300_OCS-KMA-XX-XX-DR-A-7300-A3-P2_Proposed (Block B-Ground)	Floor Plans KMA
7301_OCS-KMA-XX-XX-DR-A-7301-A3-P2_Proposed (Block B-First)	Floor Plans KMA
7302_OCS-KMA-XX-XX-DR-A-7302-A3-P2_Proposed (Block B-Second)	Floor Plans KMA
7303_OCS-KMA-XX-XX-DR-A-7303-A3-P3_Proposed (Block B)	Elevations KMA
7400_OCS-KMA-XX-XX-DR-A-7400-A3-P6_Proposed Elevations	Streetscene KMA

Table 2: Application Submission Documents and Plans

DOCUMENT/PLAN	AUTHOR
Application Form and Certificate of Ownership	Bramhall Town Planning
Covering letter	Bramhall Town Planning
DAS	KMA
Planning Statement	Bramhall Town Planning
BNG Baseline Habitat Assessment	Ascerta
BNG Statutory Biodiversity Metric Condition Assessment	Ascerta
Waste Strategy	Bramhall Town Planning
Open Space Assessment	Wardell Armstrong
Draft S106 Heads of Terms	Bramhall Town Planning
Phase 1 Ecological Assessment and Bat Survey	Ascerta
Sustainable Drainage Strategy SuDs Design/Drawings	Integra Consulting
Noise Impact Assessment	Apex Acoustics
Transport Statement/Note	Mode Transport
Arboricultural Impact Assessment	Lally Tree Management
Method Statement	Lally Tree Management
Shade Arc Ref: LTM0935.AIA.01	Lally Tree Management
Crime Impact Statement	Greater Manchester Police
Phase 1 Geo Environmental Desk Study	Peak Environmental
Affordable Housing Statement	Southway Housing

- 1.11 The purpose of this Statement is to detail the application proposals; examine the Site and surroundings; review the planning policy framework and relevant material considerations; identify key benefits of the application and draw conclusions as to the Site's suitability for residential development of 51 residential dwellings.

Overview of the Planning Case

- 1.12 As will be demonstrated by this Statement, the application is promoted as a Development Plan compliant scheme and in line with national planning policy and the presumption in favour of sustainable development should be triggered.
- 1.13 In addition, the application has the ability to deliver a number of benefits to the locality. A significant material consideration in this respect is the arterial main road of Ashton Old Road, where the access at Club Street is taken from enables key views through from the main road, the site is viewed from the main road and it can be seen the area is in need of regeneration and investment. The application will enable significant investment and improvements into the Site, and its grounds along

with greater management and care of retained trees at the perimeter, thus enabling their longevity.

- 1.14 It is widely acknowledged that residential development has the ability to contribute to job creation through the development and investment in infrastructure. There are in addition lasting benefits associated with a new residential development relating to the new resident population, the household expenditure in the area and its contribution to the size and depth of the local labour force.
- 1.15 Using the industry widely accepted report by Michael Ball Labour needs of extra Housing (2010), it advocates an average of 1.5 jobs are created directly and maintained by each property built; these jobs are those created by the developer and through the construction process. On this basis the development could deliver in the region on 76.5 direct jobs. Estimates also suggest that each dwelling constructed leads to up to 4 indirect jobs in the wider economy, for example this could be in manufacturing and services, as new people move to an area, those people use the local shops, which may need to recruit extra staff or greater patronage on the local buses which in turn may need to recruit more staff. The indirect jobs arising from the development could therefore be in the region of 204 new employment opportunities.
- 1.16 Furthermore, once completed the development could attract skilled and well-educated people therefore benefitting local employers.

Chapter 2: Site Location and Context – this chapter considers the location and physical characteristics of the Site and urban surroundings and relevant planning application history;

Chapter 3: Description of the Application Proposals, Affordable Housing Statement and Statement of Community Involvement – this chapter describes the detailed use and changes in the scale and massing for which planning permission is sought, the approach to the affordable housing;

Chapter 4: Planning Policy Review – this chapter reviews the Development Plan and relevant national policy and considers the development's compliance with this policy along with additional material considerations; and

Chapter 5: Conclusion – this chapter sets out the overriding case and summary of reasons why planning permission should be granted.

2. SITE LOCATION AND CONTEXT

- 2.1 This Chapter provides an overview of the Site, its location and physical suitability for residential development.

Context

- 2.2 The Site is located within the administrative district of Manchester City Council (MCC), within east Manchester in the area of Openshaw and Gorton and within the ward of Openshaw and Clayton. The site comprises the cleared site of the former Openshaw A.E.U. bowling club and adjoining discussed scrubland the reasons for its closure are summarised below.
- 2.3 The Site's entire planning application boundary extends to 0.97ha, as submitted with the application. This takes in the unadopted vehicular and pedestrian access to the Site off Club Street and at the request of the Local Planning Authority it includes Gransmoor Ave road to.
- 2.4 The Site's immediate neighbours are residential, a school, a storage yard and church land.
- 2.5 The neighbourhood is easily accessible by foot, it is well provided for in terms of day-to-day shopping and service provision at the centre, in addition immediate facilities, most notably are available only some 50m to the south at Ashton Old Road where there are incidental day-to-day shops and services. Approximately 1km southwest is Droylsden Town Centre with Manchester City Centre a direct 6km west.
- 2.6 The area is well provided for to meet the day to day needs of the new residents, with good access to Lime Square Retail Park, doctor surgeries, schools, and areas of open space close by too.
- 2.7 It is also evident from the local area that the Site is easily accessible to the wider area by non- car modes of transport. Just 200m away at Ashton Old Road is the closest bus stop from the Site where there are bus stops served by a significant number of services that cover the immediate areas and beyond to the regional centre of Manchester.

- 2.8 The Transport Statement submitted with the application provides evidence that there is a very good network of cycle infrastructure within the vicinity of the Site too that will encourage ease of access to facilities and services.
- 2.9 In addition, Fairfield Railway Station just 940m (an 11-minute walk) from the Site. Droylsden Metrolink Tram Station just 1,350m (a 15-minute walk) from the Site.
- 2.10 In physical terms, by virtue of the fact that the Site is located within the existing residential area, recently formed part of a large regeneration initiative of delivery of new homes by MCC the principal acceptability of the Site's location for residential use has already been accepted by MCC.
- 2.11 Notwithstanding this, the Applicant considers the most appropriate, neighbourly use for the Site is residential redevelopment as it benefits from being located in a highly sustainable area based upon its accessibility to reach day to day facilities, the Site is able to assimilate with ease into the immediate environment.

Openshaw A.E. U. Club

- 2.12 In September 2020 the A.E.U. Club had to take the difficult decision to close and sell the land. The applicant purchased the land and subsequently submitted a planning application for 25 homes in February 2022 (reference 133036/002002). The background surrounding the closure of the Club relates to that prior to the redevelopment of the wider area the Club held some 600 members, many did live in the area but moved as a result of the wider regeneration/ redevelopment; then in 2019 the Club membership reduced to 110 members and in 2020 Covid 19 further impacted the Club as may be expected. Due consideration to diversity activities was explored to continue the Club, but which were unsuccessful. It seems the initial redevelopment of the area impacts on the Club at the time when it was successful were not foreseen.
- 2.13 During and prior to determination of application 133036/00/2022, the Club site suffered persistent and consistent episodes of anti-social behaviour and criminal damage to the building (on at least two occasions fires were started with the fire bridge called). To seek to prevent further issues and avoid attracting more anti-social behaviour the Applicant separately sought acceptance from MCC to the prior notification of demolition of the buildings on site (reference 136837/DEM/2023).

Demolition was undertaken in June 2022, just the perimeter wall remains for continued site security.

- 2.14 Planning permission was subsequently granted on the 11th February 2025 for the redevelopment of the club, further details are provided below.
- 2.15 The land has now been cleared. The Club building use has been extinguished, the former bowling green land remains and must be considered as part of this planning application.

Planning Application History

- 2.16 In August 2021 the Applicant engaged in pre-application discussions with planning officer of MCC in relation to the regeneration of the club site and a small area of adjoining land. This then led to the submission of an outline planning application for demolition of the buildings and construction of up to 26 homes (subsequently amended to 25 homes); planning application reference number 133036/00/2022. A detailed determination period was undertaken including extensive discussions and negotiations with officers and MCR Active in respect of the loss of the bowling green and replacement opportunities. These discussions have now been concluded (by signing of the S106 agreement and issue of the Planning Permission) and agreement to a contribution to upgrade two existing local bowling greens and it was agreed between all parties the required mitigation that now provides a policy compliant and sustainable future for bowling club membership in the area.
- 2.17 This new full planning application therefore follows the same principal policy compliant and mitigation approach as recently agreed with officers of MCC and MCR Active for planning application 133036/00/2022. This new full planning application for a larger proposed development of 51 homes is now achievable as a result of the Applicant's proactive engagement with additional adjoining landowners.
- 2.18 In addition, during the determination period of the outline application (133036/00/2022), the Applicant purchased the vacant, former The Grove Public House. A full planning application for demolition and construction of three new homes was submitted and subsequently approved (133433/FO/2022). The

Applicant discharged the pre-commencement planning conditions and is onsite building these homes.

- 2.19 This relevant planning history demonstrates the Applicant's commitment to the area and their ability to take action and deliver much needed homes. The application now submitted enables 'the last piece in the puzzle' to be realised with the additional vacant land brought into the regeneration proposals.

3. DESCRIPTION OF THE APPLICATION PROPOSALS, AFFORDABLE HOUSING STATEMENT AND STATEMENT OF COMMUNITY INVOLVEMENT

- 3.1 This Chapter of the Statement outlines the key characteristics of the application proposals.

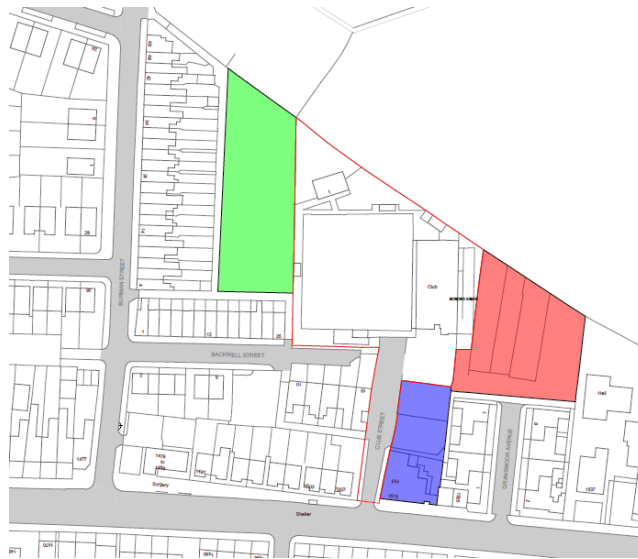
Description of Development

- 3.2 The application seeks full planning permission for the remaining demolition aspects and construction of 51 residential dwellings (Use Class C3), which could comprise houses and with a mix of so. It seeks full approval of the design of the dwellinghouses, cottage flats and apartments and includes car parking, associated landscaping and infrastructure. The Site enables the provision of a mix of house types to be provided; thus, allowing greater flexibility and provision for affordable housing needs, benefiting the external environment and modern-day living needs.
- 3.3 An Affordable Housing Statement is submitted with the application and the development seeks 100% social rented housing.

Pre-application Engagement- Statement of Community Involvement

- 3.4 The applicant's design team first initially engaged with the planning officers in August 2021, to consider the redevelopment potential of part of the Site, the Club site only. Verbal comments were provided by officers. The initial advice set out that MCC would like the Applicant to explore the opportunity of a comprehensive development incorporating the regeneration of adjoining sites too as part of the scheme. The Applicant did not own or control any other development land in the immediate area.
- 3.5 The Applicant assessed other areas of vacant and redundant land adjoining the Site in the vicinity, that could be considered in a comprehensive manner should landowners be willing to engage with the Applicant. The design team approached officers again in August and September 2021 to seek further clarification on which parcels of land, the MCC would like to see form part of a comprehensive development. An extract of the other parcels of land considered is enclosed below in Figure 1.

Figure 1: Adjoining Sites Considered



- 3.6 The Applicant instructed their solicitor formally to approach the landowners.
- 3.7 The Applicant requested a response within a reasonable timescale as technical work needed to be undertaken.
- 3.8 At that time, the Applicant only received one response from the owner of the green parcel of land. The Applicant met with the owner and an agreement in principle was reached to purchase the land for development. The applicant now owns this land.
- 3.9 In addition, initial comments during the rep-application engagement related to:
- The local authority would want to see the replacement of the bowling green in some form, on or off the site;
 - The local authority would want to see family housing delivered;
 - The local authority would require affordable homes as part of the development if the site is over 0.3ha or 15 dwellings;
 - The local authority is updating their Strategic Housing Land Availability Assessment (SHLAA) and this site will be considered;
 - The local authority is likely to require highways improvements to Club Street; and
 - The local authority is updating their Open Space and Recreation Land Strategy and MCC expect it to show a deficit in bowling greens.

- 3.10 Subsequently, in November 2021 a written request with Draft Masterplan options was submitted to MCC for further pre-application engagement consideration. Discussions between officers and the design team continued until January 2022, a summary of the points/recommendations made are listed below:
- The 'in principle' acceptability for residential development in this location, on the site, subject to numerous factors including a bowling green /open space assessment being undertaken to consider the loss of the facility;
 - No incidental or formal open space areas to be provided, all amenity to be within private curtilages of the properties;
 - Realignment and presentation of properties at Backwell Street;
 - Engagement with highways; and
 - Re consideration of flats and parking layouts.
- 3.11 In addition, the Applicant consulted MCC highways and in response officers raised no objection with a retained vehicular access via Club Street.
- 3.12 The Applicant also undertook two rounds of pre-application community consultation with the immediate area residents and businesses.
- 3.13 As set out above in Chapter 2, this formed the basis of the first planning application. In addition, part of the purple land in Figure 1 (above) was secured and for The Grove planning application and redevelopment for three houses.
- 3.14 Since that time the Applicant has entered discussions with the additional landowners of the remaining purple and red land. The Applicant is able to take account of the previous officer comments in this new full planning application submission.
- 3.15 Prior to the submission of this planning application the applicant has engaged with officers in formal preapplication meeting in May 2024 and February 2025.
- 3.16 Prior to the submission of this new full planning application for 51 dwellings, the Applicant consulted the immediate neighbourhood (some 150 homes) through a leaflet delivery in February 2024 inviting residents to get in touch if they wanted to provide comment or obtain further information. A copy of the leaflet and the consultation boundary is enclosed within the appendix.

- 3.17 In addition, copy of the consultation material was provided via email to the three ward councillors.
- 3.18 At the time of the planning application submission no comments had been received. The Applicant is open to receiving comments during the planning application determination of course too and should any be received; these will be considered, and the local planning authority will be updated.

Proposed Site Plan

- 3.19 A Proposed Site Plan has been prepared in support of the application. This demonstrates how 51 new homes can be accommodated on the Site with ease, as this includes a mix of houses, cottage flats and apartments and it is able to maximise the utilisation of the previously developed site achieving a density of in the region of 60 dwellings per hectare (dph). The Proposed Site Layout provides for three house types and four apartment 'type'.
- 3.20 The Proposed Site Plan provides for semi-detached and terraced/townhouse properties and apartments that collectively comprise 1, 2, 3 and 4 bedrooms, the houses arranged as 2 storey and 2.5 storey, cottage flats over ground and first floor and apartments at three storeys.
- 3.21 All house types are more than able to meet MCC's minimum floorspace standards for residential (Use Class C3) houses and the apartments are able to provide the minimum provision. The overall mix summary is provided below.

Mix of House Types

- x 1 bed cottage flats + 1 car parking space
- x 2 bedroom cottage flats + 1 car parking space
- 10 x 1 bedroom apartments + 1 car parking space
- 8 x 2 bedroom apartments + 1 car parking space

24 apartments + 24 parking spaces

- 6 x 2 bedroom dwellinghouses + 1 car parking space
- 16 x 3 bedroom dwellinghouses + 2 car parking space

- x 4 bedroom dwellinghouses + 2 car parking space
- 27 dwellinghouses + 48 car parking spaces

Total 51 dwellings and 72 car parking spaces

3.22 The Proposed Site Plan has been given detailed thought and has been informed by various technical studies (as listed in Table 2). Particular regard has been given to the frontage with Backwell Street and the existing residents, the views of the approach along Club Street and the views along Gransmoor Avenue.

3.23 Notwithstanding this, the Applicant seeks to approach a comprehensive improvement to the Site and the area, a preference for one vehicle access from Club Street, and as it is not adopted the access into and through the Site has been designed to adoptable standards, but which will be managed and maintained into perpetuity by a private management company. A pedestrian access via Gransmoor Street is provided to aid circulation and sustainability for residents. The Design and Access Statement and Transport Statement includes confirmation that the internal road network (through vehicle tracking) can accommodate waste and fire trucks.

3.24 The proposed mix and design qualification are detailed within the Design and Access Statement. In summary, the following provision can be accommodated within a detailed design (but which are also evidenced on the Proposed Site Plan as achievable):

- A Minimum 100% car parking provision 'in curtilage' or within a secure car parking court
- The larger 3 and 4-bedroom properties benefit from two car parking spaces;
- Electric vehicle charge points provided to each property
- Secure and weatherproof cycle parking for each property 'in curtilage'
- Car parking court has ease of access to properties
- Car parking Court benefits from natural surveillance on all four sides
- Additional planting to improve biodiversity
- Improved boundary treatments, enhancing security
- Each property to have a defensible boundary to each curtilage
- New pedestrian infrastructure with a footway along the Site frontage with Backwell Street
- Appropriate lighting to aid natural surveillance and security
- Protection of root protection areas for trees on adjoining land and

- New tree planting (some 69) and a comprehensive landscape scheme that proposes species that are flowing and berry rich to encourage biodiversity.

3.25 The Proposed Site Plan therefore demonstrates a deliverable scheme for the Site.

Technical Considerations

Highways and Access

3.26 The approach to current national and local planning policy and guidance is that new developments should promote more sustainable modes of transport choice for the occupants. In particular to enable occupants to choose how they access their jobs; leisure needs and shopping. Thus, schemes that promote access to public transport have walking and cycling opportunities should be supported.

3.27 The application Site represents a suitable, sustainable location for the proposed residential use. Indeed this has recently been recognised by the LPA through the approval of the previous planning permission on the site. The Site is located within easy walking distance to local facilities and amenities and is served by local bus services. It is considered the delivery of up to 51 houses, cottage flats and apartments is a nominal net gain to the area and would only result in a nominal impact on the local highway network in terms of traffic movements and thus there is no requirement to submit a full Transport Assessment with the planning application. The Access Plan identifies the access to Club Street can connect with ease. The Site is large enough to allow traffic to enter and exit safely (and wait within) and thus avoid waiting on the public highway and any conflicts. The Transport Statement incorporates the large refuse vehicle tracking for the site which can be accommodated within the proposed internal highway arrangement.

3.28 The application incorporates a significant benefit of a secure and weatherproof cycle storage units for where at least 2 cycle spaces per houses and storage units for the apartments Blocks A and B can be accommodated (to further encourage the promotion of sustainable transport).

3.29 Therefore, the proposed development is in accordance with both national and local transport policy aspirations, and there are no overriding highways capacity, safety

or sustainable transport issues which would question the suitability of the application Site for the proposed enhanced residential development.

Design

- 3.30 A comprehensive Design and Access Statement has been prepared to explain the evolution and rationale of the Proposed Site Plan. It sets out the merits of the scheme and identifies the enviable opportunity the land represents to deliver high quality residential accommodation at this discussed site.
- 3.31 With this also comes the opportunity to deliver modern well insulated homes with enhanced sustainable merits, the following energy efficiency matters are proposed as part of the conversion scheme:
- Provision of low flow fittings with aerators to showers and taps;
 - Inclusion of water efficient appliances;
 - Dual flush and limited volume toilet cisterns;
 - Energy efficient internal lighting;
 - Energy efficient external lighting;
 - Draft proofing, efficient boiler(s), and loft insulation
 - Seek to secure building materials locally; and
 - Opportunities for thermal efficiency and energy reduction.
- 3.32 The Proposed Landscape Plan identifies the broad strategy for soft landscaping through hedgerows and new trees. Trees will be retained to the boundaries where possible and included within gardens.

Ecological and BNG

- 3.33 Ecological enhancement measures are proposed and listed on the Landscape Plan and the recommendations of the Preliminary Ecological Assessment by providing bat and bird boxes within the scheme can be incorporated.
- 3.34 The boundary treatments will be provided in a range of appropriate styles including 2.1m fences to the exterior boundaries with lower fencing between properties and corresponding low metal railing to properties fronting Backwell Street.

- 3.35 The application is supported by a comprehensive baseline habitat assessment and a Biodiversity Net Gain assessment.
- 3.36 The nature of the current land and development needs however mean that the application cannot deliver all the BNG requirements including the 10% net gain on the site. Legislation and planning policy allow for off site provision in such circumstances.
- 3.37 The applicant has followed the recommended hierarchy of seeking to identify land in the same local planning authority. Unfortunately there is not available
- 3.38 The applicant has therefore engaged with a national provider for BNG credits The Environment Bank who have confirmed that they have land available to meet the BNG development site requirements in the adjoining Rochdale borough. The applicant is therefore happy to accept the LPA's government issued standard planning condition that will condition the requirement for a BNG Plan to be submitted.

Flood Risk and Drainage

- 3.39 The Environment Agency (EA) resource identifies that the Site lies within land categorised as Flood Zones 1; land within flood zone 1 has the lowest probability of flooding and the small-scale size of the site a Flood Risk Assessment is therefore not required to accompany the planning application.
- 3.40 A Drainage Strategy has been prepared that is submitted with the planning application. The strategy identifies that the EA /DEFRA mapping highlight the bowling green and vegetated land to the west of the bowling green are at a low to medium risk of surface water flooding, this is most likely down to the impermeable nature of the ground conditions and the presence of the existing high brick wall construction around the main club and bowling green area.
- 3.41 The Site and area around are served by combined sewers. The strategy considers the opportunity to use sustainable drainage strategies at the Site. The ground investigation report submitted with the application summaries the materials beneath as a result of these and clay deposits the site is likely to have a low permeability and therefore it is unlikely soakaway surface water drainage

techniques would be successful at the site. The Strategy advocates the scheme will therefore discharge to the nearest watercourse to the existing adopted combined sewer and limit post development surface-run off to greenfield rates.

- 3.42 The application proposes that foul will discharge unrestricted into the existing infrastructure.

Arboricultural

- 3.43 A full arboricultural Impact Assessment has been undertaken at the application Site; this has also been based upon the topographical information available at the time. the trees, none of the trees are protected by a Tree Preservation Order. The trees are categorised as largely B and C, with just one A and one U category.
- 3.44 The Proposed Site Plan layout would require the removal of 12 category B, C and U trees, and 5 group category C and U trees. The Landscape Plan does provide the opportunity to provide replacement trees. This proposes trees as recommended by the arboriculturalist to have a 12-14 cm girth. In addition during the pre-application discussions the LPA requested the tree canopies on the adjoining land were considered and whether there would be any implications for the new residents in term so canopy shading, the application is supported by a plan that demonstrates there will be no implications of tree canopy shading to the new residents.

Ecology and Green and Blue Infrastructure

- 3.45 A Preliminary Ecological Survey and nocturnal bat survey has been carried out at the Site and buildings. The Site provides habitat for nesting birds, hedgehog, and bats. Habitats on site will be lost to the proposals this is likely to be of low impact if recommendations within the report are implemented, this includes enhanced landscaping and provision of bat and bird boxes.
- 3.46 As set out within the Drainage Strategy, the beneath ground configuration does not allow for soakaways to be provided as part of the scheme, it is therefore difficult to provide blue infrastructure enhancement save for the mitigation provision beneath ground in respect of surface water drainage to stem flows. The Applicant is supportive of the provision of biodiversity at the site, however at the previous pre-

application engagement stage with officers, the Applicant was advised MCC would not support formal or informal open space at the site. Thus, the Proposed Site Plan has focused on providing green infrastructure within each curtilage of each property, it has considered the ability for replanting of trees lost by the development and can take account of the recommendations in the ecology assessment.

Community Infrastructure Levy

- 3.47 MCC do not currently have a Community Infrastructure Levy (CIL) charging schedule in place. There is therefore no requirement for the Applicant to submit any undertaking on this matter and no ability for MCC to seek contributions from the Applicant.

Affordable Housing Statement

- 3.48 The application is promoted as a 100% affordable housing development..

Summary

- 3.49 The application seeks full planning permission for 51 affordable residential dwellings (Use Class C3). The Applicant has provided a comprehensive application submission which addresses all known technical matters. On the basis of this information, there are no known technical reasons preventing the approval of the application.

4. PLANNING POLICY REVIEW

4.1 Section 38(6) of The Planning and Compulsory Purchase Act (2004) advocates that development control decisions must be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

4.2 For the Purposes of this application, the Development Plan includes the:

- Places For Everyone Joint development Plan for Bolton, Bury, Manchester, Oldham, Rochdale Salford, Tameside, Trafford and Wigan 2022- to 2039 (adopted on 2024);
- Manchester City Council Core Strategy Development Plan (adopted July 2012);
- Extant remaining Manchester City Council Unitary Development Plan Documents (UDP) (1995);
- Greater Manchester Joint Waste Strategy (adopted July 2012); and
- Greater Manchester Joint Minerals Strategy (April 2013).

4.3 This Statement will consider those of most relevance.

Places For Everyone

4.4 This is what should be considered, a high level, strategic plan to guide future development. The plan seeks to direct development to the urban area and to areas that are most sustainable (policy JP-S1). The Plan encourages carbon and energy efficient developments (JP-S2), to avoid areas at risk of flooding (JP-S4), promotes affordable housing developments (JP-H2), including mixed developments with landscape character (JP-G1), and Biodiversity Net Gain (JP- G8) required as part of all developments. The application is able to comply with all relevant principal policy of Places for everyone.

Core Strategy

4.5 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy sets the long-term aspirations for Manchester's future development, for example to increase the home ownership rate across the borough and forms the framework that planning applications will be assessed against. A number of the Manchester UDP policies have been saved in

addition and applications will be assessed against these where they are considered relevant and up to date against national planning policy.

4.6 The Site is located within the urban area of Manchester within the suburb of Openshaw. There are no direct notable proposals map Development Plan designations applicable to the Site. Therefore, other relevant policies are considered below. Key policies at this planning application stage being:

- Policy SP1 Spatial Principles;
- Policy H4 East Manchester;
- Policy H8 Affordable Housing;
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- Policy EN10 Safeguarding Open Space, Sport and Recreation;
- Policy PA1 Developer Contributions; and
- Policy DM1 Development Management.

4.7 Policy SP1 identifies that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres... the majority of these neighbourhood will be in the inner areas, East Manchester is one of them. New development shall also maximise the potential of the City's transport infrastructure in particular promoting walking, cycling, and using the public transport.

4.8 The preceding chapters in this Statement have clearly set out the physical sustainable development characteristics of the Site The application as promoted is **wholly compliant** with the aspiration of policy SP1. The scheme has the ability to create and contribute to a new neighbourhood and it promotes a sustainable development.

4.9 Policy H4 East Manchester advocates that around 30% of all new developments over the lifetime of the Core Strategy will be accommodated here. Priority will be given to family housing and high value and high-quality housing will be permitted.

4.10 The application is promoted in **compliance** with this policy through the delivery of high value, high quality family housing.

- 4.11 Policy H8 Affordable Housing- this policy requests affordable housing shall be provided within developments of 15 or more units and on sites of over 0.3ha or more.
- 4.12 The previous chapter provides the Applicant's position in respect of the provision of affordable housing under the Affordable Housing Statement. This is a 100% affordable housing development.
- 4.13 Policy EN4 seeks to reduce CO2 emissions by enabling low carbon and zero carbon development. The preceding chapters advocate a number of energy efficient measures the regeneration of the property will deliver for its future residents, with a view to seeking to reduce the need for energy through design features. This in turn will contribute to MCC's overall climate change objectives. The application is considered **compliant** with policy EN4.
- 4.14 Policy EN10 identifies that the council will seek to retain and improve existing open spaces, sport, and recreation facilities. It states:
- "Proposals on existing open spaces and sport or recreation facilities will only be permitted where:*
- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;*
 - Or*
 - The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City-wide standards set out above maintained, and*
 - it could not fulfil other unsatisfied open space, sport, or recreation needs, and*
 - A proposed replacement will remedy a deficiency in another type of open space, sport, or recreation facility in the local area;*
 - Or*
 - The development will be ancillary to the open space, sport or recreation facility and complement the use or character."*

- 4.15 The planning application history is a significant material consideration in the determination of this new planning application.
- 4.16 Notwithstanding this, the planning application is supported by an Open Space Assessment and this Statement has in Chapter 2 summarised the in-principal policy compliant position reached with officers and MCR Active, that enables a commuted sum to be provided that provides for a sustainable future for bowling club membership in the area for the future. The planning application is supported by draft S106 Heads of Terms that addresses provision on this point.
- 4.17 Policy DM1 Development Management-advocates that all development should have regard to a number of matters, these are listed below with a corresponding response: -
- Appropriate siting, layout, form, massing, materials, and detail.
The 51 residential dwellings would achieve in the region of 60dph, this is considered a reasonable density of this location and achievable when providing apartments as part of the mix, and the Proposed Site Plan Masterplan demonstrates no compromises are made to achieve this.
 - Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
Due consideration of the immediate neighbours has been at the forefront of the Applicant's design consideration when masterplanning the site.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
The evolution of the Proposed Site Plan has given will give due consideration to all of these aspects.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The Site has good accessibility credentials.
 - Community safety and crime prevention.

This has been at the forefront of the initial design consideration, maximising natural surveillance, fencing and secure boundaries clear access points, parking in curtilage, apartment parking overlooked from all angles, secure entrance to the flats to name but a few. The Application has sought consideration of the scheme from GM Police and the detailed Crime Impact Statement is awaited and will be considered further.

- Design for health.

The property is located within a highly sustainable area where local facilities are within walking distance. Stairs are only provided internally to the house designs, and secure cycle storage will be provided to encourage cycle ownership/use.

- Adequacy of internal accommodation and external amenity space.

The homes more than meet minimum space standards dictated by MCC.

- Refuse storage and collection.

A waste statement is submitted with the applications and the Illustrative Masterplan demonstrates more than adequate on-site refuse storage areas can be provided, in a secure and accessible areas to the residents.

- Vehicular access and car parking.

The existing vehicle access is retained off Club Street with new linked pedestrian footpaths along Backwell Street and Gransmoor Ave.

- Effects relating to biodiversity, landscape, archaeological or built heritage.

The application provides the opportunity to regenerate areas of scrub land, areas that are subject to fly tipping and environmental health issues and removal of the invasive species Japanese knotweed. The is low usage of bats and the ecology appraisal sets out measures where the scheme can include future enhancements to provide for biodiversity gain.

- Green Infrastructure including open space, open space in residential gardens retention of trees, new landscaping and trees will be provided.

-The landscaping scheme is provided in curtilage for ease of security and maintenance and management.

- The use of alternatives to peat-based products in landscaping/gardens within development schemes.

-This can be considered.

- Flood risk and drainage.

-The scheme will connect to the existing surface water drainage system and grass area will remain within the garden.

- 4.18 In this instance all the criteria of DM1 can **more than** be met and achieved by the proposed application.
- 4.19 Appendix B sets out the Council's target car parking standards, there is no direct reference to minimum requirements for a C3 Use Class. The Manchester Residential Design Guide 2017 targets a 1 for 1 provision. The approach to the application has taken this approach on board as part of the application submission and on this basis a minimum of 100% onsite car parking spaces can be provided with the larger 3- and 4-bedroom dwellinghouses provided with two spaces) thus the application is able to meet this policy and the approach is considered **more than** appropriate in this highly sustainable location and alongside cycle storage for each property.

Saved Policies UDP

- 4.20 Part 7 of the Plan considers new housing developments. In particular policy DC7.1 advocates that the authority will seek to ensure new development at ground floor level is accessible to disabled people including those in wheelchairs and that all new residential schemes containing family homes will be expected to be designed so as to be safe areas within which children can play and where appropriate the council will also expect play facilities to be provided.
- 4.21 The application has given due care and consideration to the aspirations of policy DC7.1 where the proposed Site Plan already demonstrates the new residential dwellings could provide for safe areas for children to play 'in curtilage', the Applicant considered communal open space areas, but planning authority's position on such matters have obviously changed as it was recommended that no areas are provided.
- 4.22 It is therefore expected that the application can **comply** with the current policy aspiration of the LPA.

Residential Design Guidance

- 4.23 The guidance document recognises the importance that high-quality design can make to an area and contributes to the ability to create a home. The guidance emphasises the importance of space and light, to exceed minimum space standards and provide storage. This includes consideration of neighbours and the protection

of their amenity; this will be a critical consideration of the delivery of residential dwellings and thus appropriate separation distances will be necessary between habitable rooms. The application has taken on board officer's previous comments at the pre-application stage in terms of orientation of properties to Backwell Street and the separation distances that can be achieved when doing so, the Proposed Site Plan also assesses the approach taken by the council to the acceptability of separation distance along Backwell Street and as all parking is required to be 'in curtilage' the Proposed Site Plan has also followed this approach to the parking about and thus the 'urban grain'.

- 4.24 MCC in residential developments as identified seeks minimum floorspace standards for (which in some cases are an increase on the national minimum standards). This is set out in the Design Guide for New Residential Development. The application can meet these.

National Planning Policy Framework (NPPF)

- 4.25 The Government has updated the NPPF. It sets out the national planning policy for England and how the Government's delivery of appropriate development should be received by LPA's and landowners and developers. It provides a framework within which locally- prepared plans for housing and other development can be produced.
- 4.26 The NPPF advocates that at a very high level the purpose of the planning system is to contribute to sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.27 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued, these are an economic, social, and environmental objectives.
- 4.28 So that sustainable development can be delivered in a positive way, at the heart of sustainable development is the presumption in favour of sustainable development.
- 4.29 This presumption advocates that:

"Plans and decisions should apply a presumption in favour of sustainable development. ... For decision – taking this means... Approving development proposals that accord with an up-to-date development plan without delay."

- 4.30 The relevant policies of the Development Plan have been considered and most remain up to date with the most recently adopted NPPF. With the application able to **comply** with all the relevant Development Plan policies and no negative material impacts have been identified to counter this.
- 4.31 The NPPF also identifies that a significant objective of Government is to boost the supply of new homes. It advocates that preference to previously developed sites should be considered and that the needs of groups with specific housing requirements are addressed.
- 4.32 In line with this policy objective the Site proposes to provide a greater supply of individual accommodation for the area of the residential market that need and want this type of living accommodation, perhaps for singles, couples, first time buyers and families.

Summary

- 4.33 This chapter has identified the adopted and relevant Development Plan policies for the borough. It has identified the Site is located within the settlement boundary in a sustainable area within east Manchester where 30% of the borough's housing need is promoted. Affordable housing is promoted, the key design criteria can be met and there will be no loss to bowling green facilities for local residents through upgrade of an existing vacant facility. Promotion of the development is **wholly** in line with the aspirations of the Development Plan.

5. CONCLUSION

- 5.1 The application seeks full planning permission for 51 residential dwellings, with access, parking, landscaping, and infrastructure.
- 5.2 The proposal responds directly to the pressing need to deliver much needed housing in the east of Manchester and utilise valuable urban land. The development will deliver growth for the area in a spatially preferable urban location in line with the settlement policies on a plot easily large enough to accommodate the homes.
- 5.3 The Site is considered highly sustainable with excellent access to day-to-day facilities, public transport, and local employment.

Vision

- 5.4 The Design and Access Statement demonstrates that the proposals are based on sound design principals that have properly had regard to and addressed the Site constraints and opportunities. The scheme continues to achieve an excellent integration with the neighbouring residential uses. In addition, the scheme will remove several pressing environmental pressures from waste and fly tipping and invasive species of Japanese knotweed.

Accordance with the Development Plan

- 5.5 It is acknowledged that with regards to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which dictates that development must be brought forward in line with the Development Plan unless material considerations indicate otherwise; that this application is considered **compliant** with the Development Plan. In addition, there are many positive material considerations in respect of new investment in the area, the uplift in aesthetics of the area that will be provided too, the removal of a derelict building and invasive species. The principal of residential use is long established in the area, and so too now as a result of the determination of the previous planning application (reference133036/00/202) the delivery of 51 homes does not generate any material considerations that would indicate otherwise.

Accordance with NPPF

- 5.6 The Application strongly accords with the aims of the NPPF specifically it will deliver highly sustainable development in an appropriate area and deliver much needed

affordable new homes. The Site is located in an accessible location close to key services and facilities in the town. There are no anticipated impacts on neighbouring amenity of existing residents. It will contribute to the local economy through direct and indirect employment opportunities. There will be visual enhancements to the site that is visible from the gateway route of Ashton Old Road, secure cycle store to encourage the sustainability of the Site along with a managed landscape scheme to contribute to the biodiversity of the area.

5.7 The NPPF sets out it is the Government's objective to deliver development that accords with the Development Plan for an area.

5.8 The proposal achieves demonstrable accordance with the overall objectives of the NPPF, in particular compliance with the Development Plan results in the ability to invoke the presumption in favour of sustainable development.

Conclusion

5.9 Without the right type of housing further pressure will be placed on house prices, people will be forced to move further away from the area and new investment and growth could be stifled.

5.10 New residential development has a critical role to play in all aspects of social, economic, and environmental needs of the area and as demonstrated this development will contribute to all. The economic benefits of this development are more important than ever particularly with the opportunity for new residents to contribute to enhanced patronage of the local services and shops when local centres are facing a recovery situation as a result of the pandemic and alternative competition pressures from online retailers. The economic benefits should not therefore be overlooked.

5.11 The NPPF identifies positive improvements which the planning system should seek to achieve which includes improving the conditions in which people live, work, travel and take leisure and making it easier for jobs to be created in cities, towns, and villages.

5.12 Having identified the application proposals accords with the Development Plan and therefore compliance with the NPPF's presumption in favour of development, MCC are invited to approve the application accordingly.

BRAMHALL TOWN PLANNING
JULY 2024

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Appendix 1

PLANNING APPLICATION CONSULTATION

Former A.E.U Club, 14 Club Street & Land at
Gransmoor Ave, Manchester M11 1NF

Comments welcome.....

February 2025

Dear Neighbour

Hello, I hope this leaflet finds you safe and well.

I am a local housebuilder and I am currently preparing a new planning application to regenerate the former AEU Club and adjoining land off Gransmoor Ave and would like to provide 51 new, affordable 1, 2, 3 and 4 bedroom homes. These will be apartments, terraced and semi detached properties.

The scheme will provide car access from Club Street, with pedestrian links via Backwell St and Gransmoor Ave, parking for each of the homes and dedicated garden areas. Provided in this leaflet on the next page is the Draft Masterplan and 3D images of the potential house types we would like to deliver here.

We welcome suggestions and comments on the scheme. If you have any questions whatsoever or would just like further information, please do not hesitate to get in touch with the design team by emailing: info@bramhalltownplanning.com or call and leave a message 0161 6630048.

We hope to submit the planning application in the near future. The council will undertake their own consultation following the submission and further comments can be made then also.

With thanks,

Kind regards,

Kevin Murphy, KMM Homes

View from Backwell Street

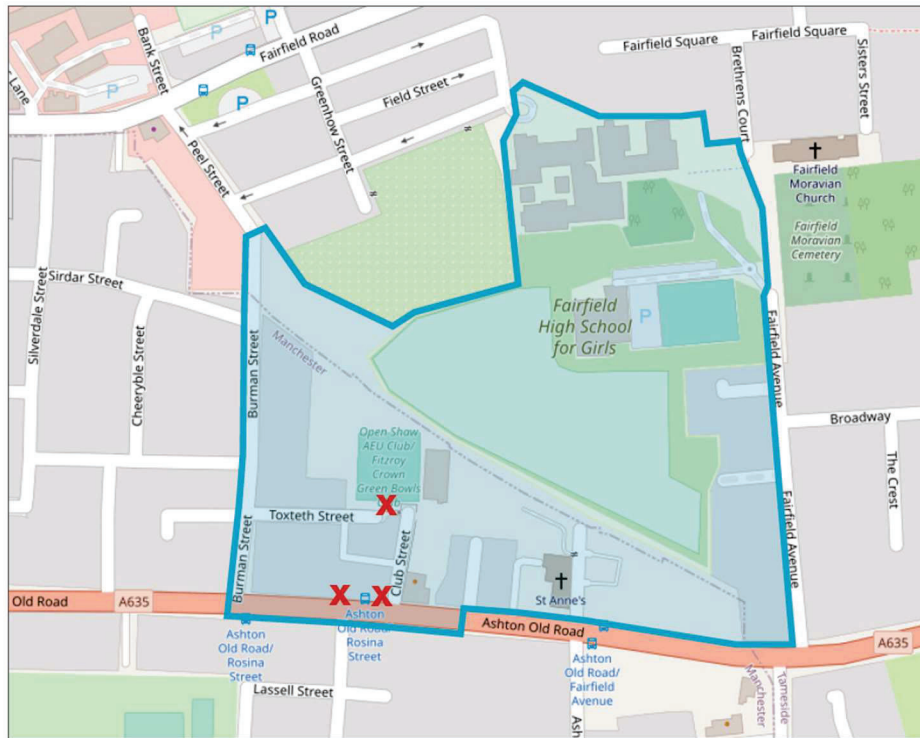


Proposed 3D Masterplan

- 51 houses and flats with gardens and own car parking & EV charging points
 - access from Club Street
 - 1, 2, 3 and 4 bedroom homes
 - houses 2 and 2.5storey, no higher than existing homes on Backwell Street
 - apartment building 3 storeys at Gransmoor Ave
 - car access via Club Street
 - new landscaping
 - enhanced biodiversity for wildlife opportunities
 - pedestrian footpath improvements
-



Land at 14 Club Street, Manchester - Residential Planning Application
Community Consultation Letter Drop Consultation Area



Key

-  Area Consulted
-  Leaflet Posted at Site / Lamppost

Map Source: Open Street Map