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PLANNING, DESIGN AND ACCESS STATEMENT

Erection of Plant Room

The Byrons Housing Care,

Bank House Road,

Higher Blackley, Manchester,

M9 8LY

October 2025



RTPI

mediation of space - making of place

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1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Edgeplan Ltd in support of a full planning application, submitted on behalf of Great Places Housing Group, for the erection of a plant room at The Byrons Housing Care, Bank House Road, Higher Blackley, Manchester.
- 1.2 The purpose of this statement is to outline the development proposals, the relevant planning considerations, and in particular, the case for the development of the site. It considers the proposals in light of national and local planning policy, in addition to outlining the key benefits of the scheme.

2 PLANNING HISTORY

2.1 The following table details the planning history of applications relevant to this application:

Application Reference	Description	Decision	Date of Decision
088673/FO/2008/N1	Erection of three storey building to form 40 no. two bedroom extra care apartments for the elderly with associated care facilities, car parking, landscaping and boundary treatments, and associated community facilities	Approved	13/03/2009
023554	CITY COUNCIL DEVELOPMENT Construction of fire escape stairs to aged persons development	Approved	01/02/1985
044984/FO/NORTH1/94	Construction of a bin store and installation of two new windows to care home	Approved	21/04/1994
F04101/LA	Application for Deemed Planning Permission Single-storey extension rear of Aged Persons Home to form laundry.	Approved	09/02/1976

3 SITE DESCRIPTION

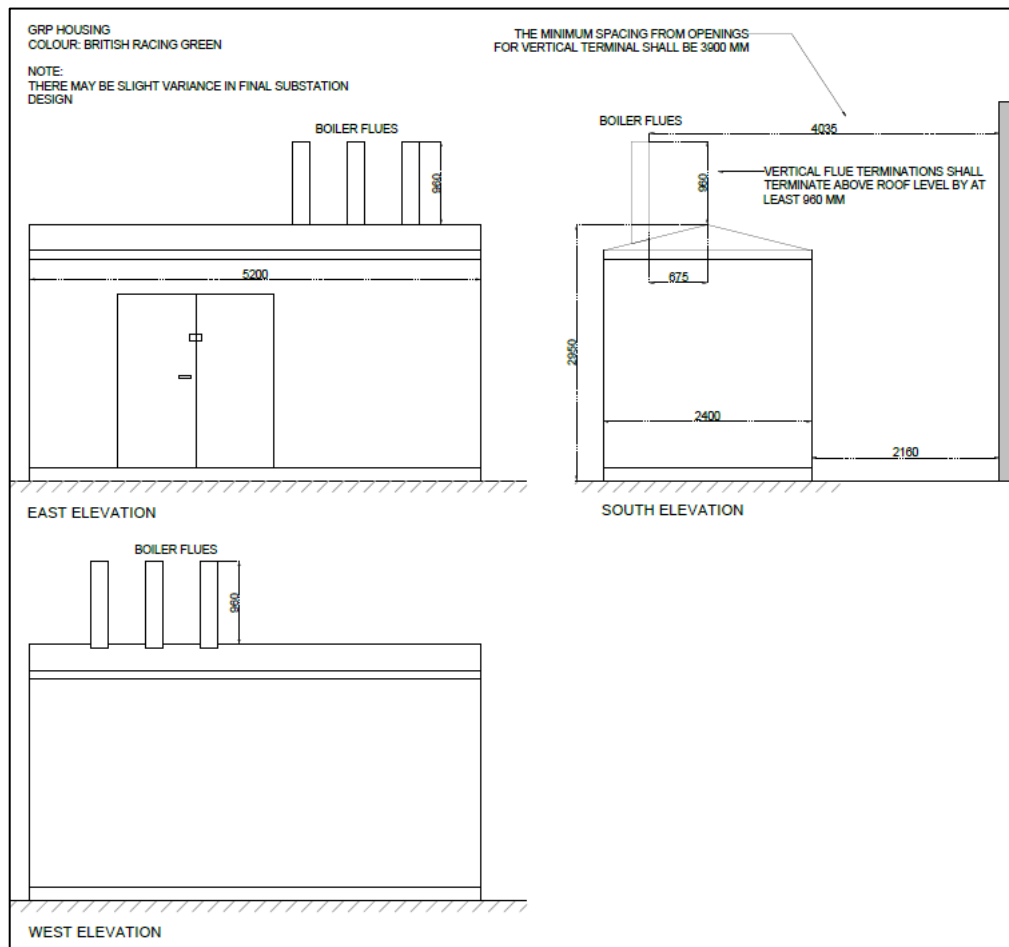
- 3.1 The site is located within the urban area and consists of a part 3 storey/part 2 storey care home known as The Byrons which provides extra care and independent living for people over 55.



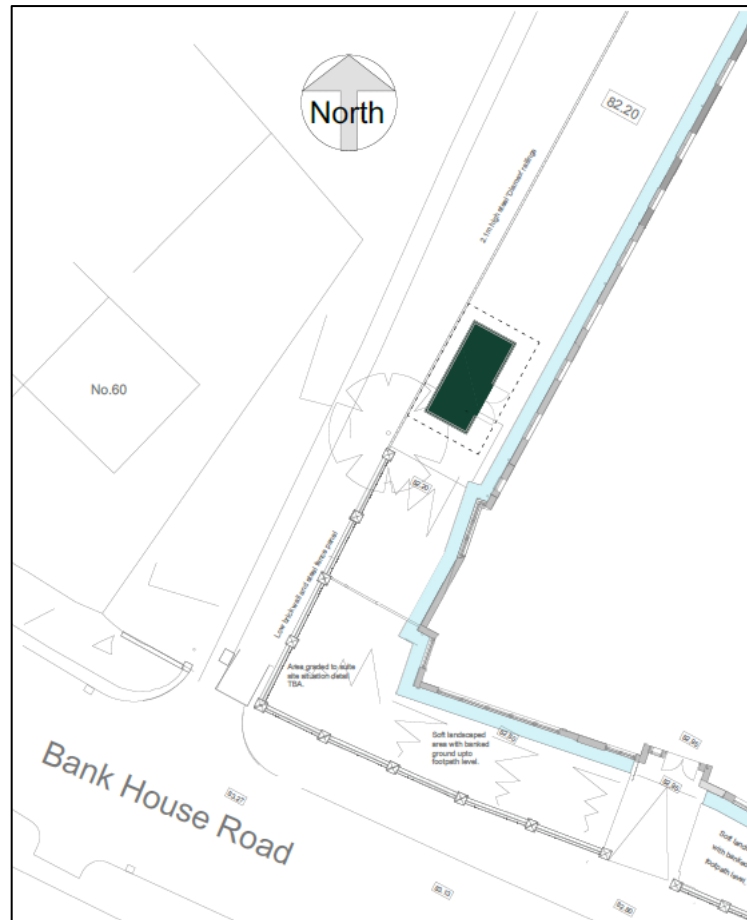
- 3.2 The Byrons is a popular independent living scheme offering modern, two-bedroom level access apartments. The scheme offers a range of facilities, services and events. The site has a dedicated care team on-site 24 hours a day who, alongside the housing team, provide the 24-hour emergency response service.
- 3.3 The site is accessed via Bank House Road and contains an off-road parking area, adjacent to an area of landscaping/gardens.
- 3.4 To the western side of the building exists a grassed strip which separates the building from the adjacent residential property's boundary.
- 3.5 To the east is a primary school and its associated grounds.

4 THE PROPOSED DEVELOPMENT

- 4.1 The application relates to the installation of a plant room to house equipment which will serve the care home. The plant room will replace an existing plant room, located within the care home building, and provide a more modern set-up.
- 4.2 The plant room is of a functional design, housed in GRP (British Racing Green colour) with boiler flues protruding from the roof.
- 4.3 The design incorporates a shallow pitched roof.
- 4.4 The drawing extracts below provide an illustration of how the substation building will appear:



- 4.5 The substation will be accessed via the existing care home site.
- 4.6 The extract below of the proposed site layout details the location of the substation:



5 PLANNING POLICY

5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- Saved policies of the Manchester Unitary Development Plan (UDP);
- Manchester Core Strategy Development Plan Document; and
- Place for Everyone (PfE).

5.2 A revised version of the National Planning Policy Framework (NPPF) was issued in December 2024. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

Local Planning Policy

Manchester Core Strategy

5.3 The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long-term strategic planning policies for Manchester. Relevant policies in the Core Strategy are detailed below:

5.4 EN15 (Biodiversity and Geological Conservation) - seek to maintain or enhance sites of biodiversity and geological value throughout the city.

5.5 DM1 (Development Management) – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

Saved UDP

5.6 Saved UDP Policy DC26 (Development and Noise) – states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Places for Everyone (PfE)

5.7 The PfE is a long-term plan of nine Greater Manchester districts for new jobs, homes and sustainable growth.

5.8 Policies considered most important to the principle of residential development

- JP-S1: Sustainable development
- JP-S2: Carbon and Energy
- JP-G7: Trees and Woodlands
- JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- JP-P1: Sustainable Places

National Planning Policy Framework

5.9 The NPPF is a material consideration in planning decisions. The following sections of the NPPF are considered relevant to this application:

- Achieving Sustainable Development;
- Decision-making;
- Making effective use of land; and
- Achieving well-designed and beautiful places.

6 ASSESSMENT

Principle of Development

- 6.1 The application proposes the installation of plant room, that would house electrical equipment. The proposed infrastructure would provide electrical capacity to the care home site. The proposals are therefore considered to be ancillary to and would facilitate the site's use and operation.

Design

- 6.2 In accordance with policy DM1, the design of the plant room is functional to its use and given the nature of the building and its use the design of the structure is considered to be acceptable.

Residential Amenity

- 6.3 The proposed plant room will securely house plant equipment and would adequately contain any low frequency noise emissions. The location of the plant room is appropriate and if considered necessary, the applicant will accept a condition requiring acoustic insulation.
- 6.4 It is asserted that the proposals comply with Saved UDP Policy DC26.

Highways

- 6.5 The proposals will not have any adverse impact on highway safety, given that the plant room is located within the existing site confines and would not generate any significant vehicular traffic. The electrical infrastructure at the site will operate passively, only requiring infrequent visits for maintenance purposes.
- 6.6 The proposed plant room will not result in an intensification of the use of the site over and above that reasonably expected within its lawful use.

Ecology

- 6.7 The application is supported by an Ecological Assessment, prepared by Appletons, which demonstrates that there are no ecological impediments to site's development for the proposed plant room.

Trees

- 6.8 In accordance with PfE policy JP-G7, the application is supported by a Tree Constraints & Arboricultural Impact Assessment, prepared by Appletons, which demonstrates that there will be no adverse impact upon existing trees.

Biodiversity Net Gain

- 6.9 The site contains 22.72m² of non-priority, non-linear vegetated habitat. There are no priority habitats and no linear habitats within the proposed development boundary. The development is therefore exempt from the requirement to prepare a biodiversity gain plan or deliver a measurable 10% net gain.

7 CONCLUSIONS

- 7.1 The proposed plant room is small scale and of a functional design. It will not unduly affect the character and appearance of the site nor the wider area.
- 7.2 The proposals are compliant with both local and national planning policy. As such, planning permission should be granted without delay.