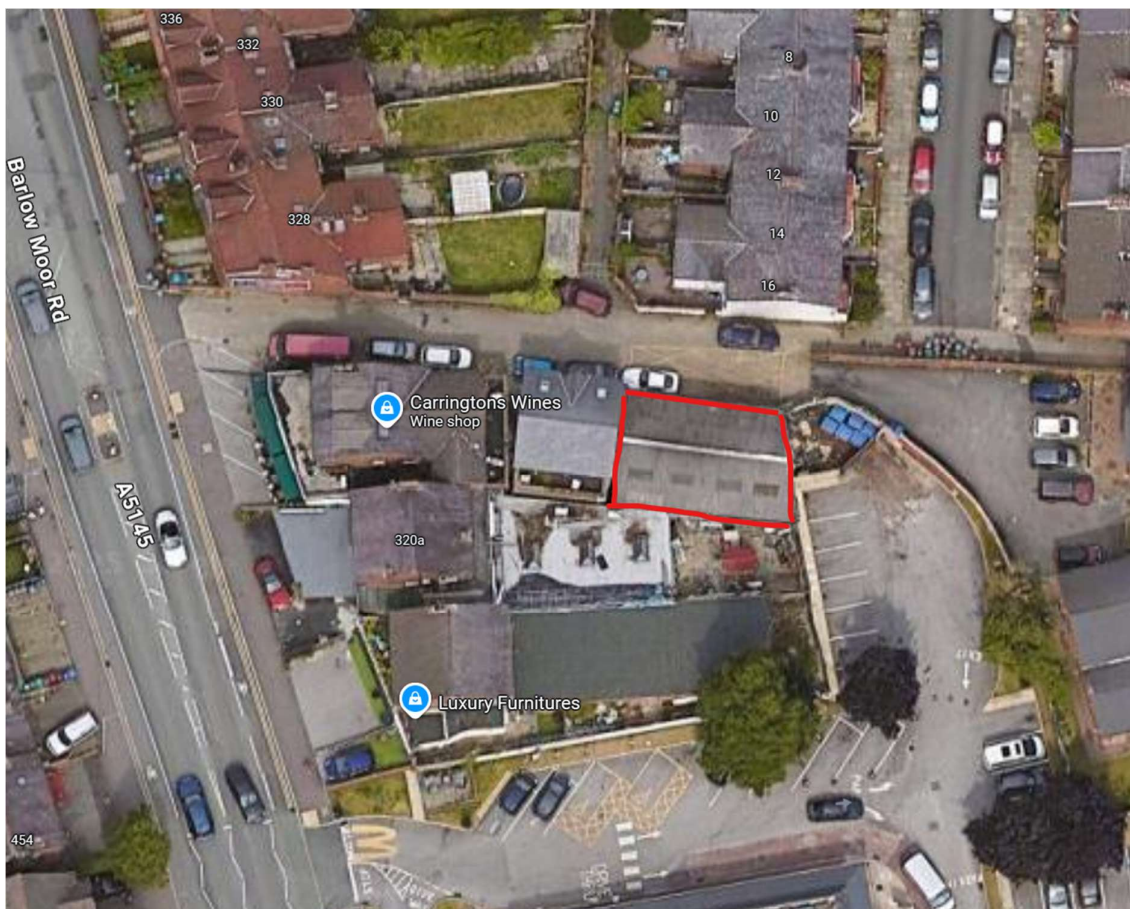




Mixed Use Application:-

Proposed Mix use application consisting of Ground floor Office and car parking, with first floor extension to form 2No 1 bedroom apartments with roof terrace





1. Introduction

This Planning Statement is submitted in support of an application for Mix use and a first-floor extension at 322c Barlow Moor Road, Chorlton-cum-Hardy.

The proposal comprises:

- Ground floor: retention of communal parking, office accommodation, and refuse storage.
- First floor: erection of a modest extension to create 2 no. one-bedroom apartments.
- Roof level: provision of private roof terrace.

The scheme has been designed to optimise land use, respond sensitively to its surroundings, and provide high-quality residential accommodation within a sustainable urban location.

2. Site and Surrounding Context

- The site is accessed via a private drive adjacent to 322 Barlow Moor Road
- It is currently occupied by a motor vehicle repair business, which extends across the full curtilage.
- The surrounding area is predominantly residential, with a mix of terraced and commercial properties characteristic of Chorlton-cum-Hardy.
- The site is within walking distance of public transport, shops, schools, and community facilities, making it a highly sustainable location.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal supports the NPPF by:

- Effective use of land – redevelopment of a brownfield site (para. 119).



- Good design – delivering high-quality housing that respects local character (para. 130).
- Sustainable location – new homes within an accessible urban settlement (para. 105).

Manchester Core Strategy (2012)

The proposal accords with the following key policies:

- SP1 – Spatial Principles: efficient use of land within a sustainable community.
- H1 – Housing: contributes to housing choice and demand in Manchester.
- EN3 – Heritage: respects local character, particularly the Beech Road frontage.
- T2 – Transport: provides safe and convenient access for all users.

4. Principle of Development

The redevelopment of the site for mixed commercial and residential use is acceptable in principle:

- It represents infill development within a built-up urban area.
- The current use contributes little in its present form.
- The scheme will retain an element of commercial floorspace whilst introducing much-needed housing.

5. Design and Access

Scale, Massing & Layout

- Two-storey form consistent with the prevailing street scene.
- Roof form: dual-pitched with gables as existing

Appearance and Materials

- Walls: off-white K-Rend render.
- Roof: grey slate tiles.
- Windows/doors: charcoal grey composite.
- Materials chosen to harmonise with the surrounding character.



Access and Movement

- Vehicular access retained via private drive.
- 100% off-street parking provision (1 space per unit).
- Secure cycle storage provided.
- Refuse storage integrated within the building envelope.

Amenity and Landscaping

- Each unit benefits from approx. 5m² of private outdoor space via roof terraces.
- Limited opportunity for soft landscaping given full plot coverage.

Sustainability

- Provision for EV charging point.
- Energy-efficient construction methods incorporated.

6. Residential Amenity

The proposal has been designed to minimise impacts on neighbouring properties by:

- Maintaining appropriate separation distances.
- Ensuring scale and massing are consistent with the local context.
- Providing private amenity space without overlooking or overbearing impacts.

7. Topography

The site is level and flat, with minimal variation. Finished floor levels will align with the existing street pattern to ensure a consistent streetscape.

8. Environmental Considerations

- The site is within Flood Zone 1, with no risk of surface water flooding (per Government mapping).
 - No specific flood mitigation measures are required.
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9. Ecology

- The site is fully built over and contains no vegetation or habitats of ecological value.

10. Conclusion

This application represents an appropriate, well-considered infill development within a sustainable location. The scheme:

- Optimises the use of previously developed land.
- Provides new housing that responds to local need.
- Retains an element of commercial space to support mixed-use character.
- Enhances the local streetscape through high-quality design.
- Is fully consistent with the NPPF and Manchester Core Strategy (2012).

For these reasons, the proposal is considered acceptable in principle, and planning permission is respectfully sought.
