

Land at Barnhill Street/Raby Street, Moss Side

Planning Statement

Contents

1.	Introduction	3
2.	Site and Surroundings	9
3.	Proposed Development	11
4.	Development Plan and Material Considerations	16
5.	Planning Appraisal	22
6.	Tall Building Appraisal	42
7.	Scheme Benefits and Conclusions	45

1. Introduction

1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Mosscare St Vincent's Housing Group Limited ('MSV' or the 'applicant') in relation to the proposed development of 212 affordable homes on land at Barnhill Street/Raby Street, Moss Side ('the site' or the 'application site').

1.2 The proposed development is described as follows:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works."

1.3 The application site comprises land owned by Manchester City Council ('MCC', 'City Council' or the 'Council'), MSV and one private owner (119 Raby Steet). MSV has been selected by the Council as its preferred Registered Provider to deliver housing on the site as part of its strategy to increase the supply of high-quality, sustainable, affordable homes in Manchester's communities.

1.4 The land is previously developed and is in a sustainable location and is therefore in principle suitable for residential development. The site as a whole is required to deliver the scheme and the substantial benefits it affords. MSV is currently working to acquire the remaining third-party private ownership.

1.5 The scheme will be 100% affordable.

About MSV Housing Group

1.6 MSV is a Registered Social Landlord working across the North of England. The Group manages almost 9,000 homes across Greater Manchester, Lancashire and West Yorkshire, with a mixed portfolio of social rented, affordable rented, rent to buy, shared ownership, sheltered and specialist over 55s' supported housing and Foyers for young people. MSV's ethos and values place them right at the heart of communities, working with customers to deliver tailored landlord services and a warm, safe home.

1.7 MSV has a long and rich history of over 60 years of working with partners in the vibrant and diverse community that is Moss Side. Whilst it faces challenges, Moss Side is rightly a popular and desirable area, and MSV want to help residents stay in the area in homes which meet their needs and promote their wellbeing. The delivery of new homes is part of that commitment, but alongside that MSV remain focussed on continuing to manage their existing housing stock and deliver support services and community projects with the people of Moss Side.

1.8 In 2023/24 MSV spent over £8 million in maintaining the quality of its existing homes, including many in Moss Side. Over the next five years MSV intend to continue this work and invest over £81 million in its existing homes, including a significant programme for the replacement of fittings as well as a programme of sustainability and energy efficiency works to improve EPC ratings and reduce bills for residents. MSV also has an ongoing programme to refurbish its sheltered housing stock.

1.9 MSV considers itself privileged to be a longstanding anchor organisation in Moss Side, working alongside the community, the City Council and other partners to deliver truly life-changing projects. MSV currently manages over 1,400 homes in the area and supports countless community projects, including environmental initiatives and work

with young people. Much of MSV's supporting contribution to the community is delivered from MSV's Positive Futures facility on Great Western Street in Moss Side, and includes:

- Training
- Skills development
- Apprenticeships
- Volunteering
- Work experience
- Support to find employment
- Digital skills support

1.10 This application and the aspiration to deliver the proposed new, affordable homes is part of MSV's ongoing commitment to Moss Side.

Addressing Housing Need in Moss Side

1.11 The application site presents a rare opportunity in Moss Side to deliver a large-scale, mixed-tenure, fully affordable scheme on a well-connected, prominent site, on a gateway into the community and to the city centre.

1.12 This new development aims to respond to two significant challenges in Moss Side: under-occupation and overcrowding. MSV proposes to provide a range of accommodation from 1-bed through to 5-bed properties as part of the scheme. In addition, a designated over 55s block is proposed, as well as a number of fully accessible homes of all types.

1.13 The proposals are the most significant investment in new affordable homes in Manchester, outside of the city centre, expected to be completed within the next 10 years. The development will be key to meeting the City Council's affordable housing requirement. Importantly, its scale supports deliverability and enables it to offer a significant response to the wide-ranging challenges and housing needs faced by the community in Moss Side.

1.14 Pressures on the current housing market in Moss Side are amongst the most acute in the city. Moss Side's population continues to grow steadily despite the lack of new development, with new residents predominately having to live in low quality privately rented stock (PRS) (competing with students and a growing short-term lets market) and paying prices well above the Local Housing Allowance rate. Consequently, a large proportion of the PRS is overcrowded. This overcrowding, and poor housing more broadly, has a range of impacts on residents, as noted on the Making Manchester Fairer strategy:

'Poor quality housing is harmful to physical and mental health and widens health inequalities. Unaffordable housing contributes to poverty and can lead to homelessness. Homelessness often results from a combination of events such as relationship breakdown, debt, adverse experiences in childhood and ill health.'

1.15 Whilst there are issues of overcrowding in the private rented sector, conversely a significant number of social housing is underoccupied, principally by longstanding and now older residents, many of whose families have long grown-up and moved to their own homes.

1.16 The occupancy of MSV's own stock in Moss Side reflects this position, with 382 of their properties currently considered over-occupied and with 405 under-occupied.

- 1.17 These are longstanding challenges which are reflected in MSV's strategy and embedded into the evolution of the design for the application site. It is certainly evident that demand for affordable housing in Moss Side is high, and this has not been reflected in the very limited affordable housing completions over the past decade.
- 1.18 In addition to challenges in the rented sector, Moss Side also lacks opportunities for first time buyers to get on the property ladder, with private landlords dominating the market at the lowest price points.
- 1.19 This picture of a mismatch between housing needs and supply in Moss Side is reflected in a range of data. The population of Moss Side in 2025 is around 25,000 and is expected to be approximately 27,500 by 2031, with the majority being ages 18-34. Housing supply has not kept pace with population growth or the evolving demand for housing in Moss Side.
- 1.20 Just over 1,100 new homes have been completed in the past decade in the M14, M15 & M16 post code areas (Moss Side, Hulme, Whalley Range and Fallowfield), including 716 market homes and 405 new affordable homes. Most developments have been relatively small in scale, with The Clockworks and the redevelopment for the Former Stagecoach Bus Depot being the only schemes delivering over 100 affordable homes during that time.
- 1.21 Only 3% of lets in Moss Side are available at Local Housing Allowance rates despite the April 2024 LHA Rate increase, making Moss Side currently one of the least affordable wards in Manchester. Families are having to pay well above the LHA rate.
- 1.22 There are more households in Priority Bands (used for allocating social housing) living in Moss Side than in any other ward in Manchester. Overcrowding is by far the most common reason for households being assigned high priority. The application's scale and mix is a significant response to the overcrowding challenge, including as it does 3, 4 and 5 bed homes, with a number to be let on a social rent.
- 1.23 Over 3,100 houses in Moss Side are currently underoccupied (43% of all households, with the overwhelming majority in social housing). Manchester Move promotes rightsizing through the offer of financial incentives and a free packing and removal service, but this opportunity can only be taken up if there are appropriate homes within the community for often older households to move into. The proposed development includes a number of smaller homes and a dedicated over 55s block of new homes, and the lettings policy will prioritise local people and those wishing to right size.
- 1.24 In summary, the proposed 212 new homes will provide much needed and affordable accommodation for local people in the Moss Side area and reduce MSV's and the City Council's housing waiting lists. It will also fulfil a variety of other needs and deliver a range of benefits in relation to local housing provision, including:
- a significant contribution to the Manchester Housing Strategy target of delivering 36,000 new homes, including 10,000 affordable homes, between 2022 and 2032¹;
 - the creation of a diverse range of house types, tenures and sizes (including a mix of 1, 2, 3, 4, and 5-bedroom houses and apartments) to cater to the differing needs of a variety of users including first-time buyers, social rent tenants, older people, and families;
 - the regeneration of a vacant, derelict, brownfield site in a sustainable gateway location that benefits from excellent public transport links to Manchester city centre and the Greater Manchester region;

¹ Manchester Housing Strategy (2022-2032), available here:
https://www.manchester.gov.uk/downloads/download/7463/manchester_housing_strategy_2022-2032 [accessed 3rd July 2025].

- the delivery of development with a high-quality design that not only respects the character and qualities of the surrounding environment, but which also complies with Manchester's Space Standards and Residential Design Guidance; and
- the incorporation of a range of sustainable, low-carbon and energy-efficient design measures to support the Places for Everyone strategy and aspiration of achieving net-zero carbon emissions by 2038.

Affordable Housing Statement

- 1.25 An Affordable Housing Statement has been submitted in support of this application to underline the commitment to delivering a 100% affordable scheme. This is well in excess of planning policy requirements. It is considered that the proposed 100% affordable housing provision is best addressed through a requirement by condition to submit a scheme for affordable housing rather than through a s106 agreement, or similar. This will reflect the viability position and enable the project to maximise access to grant funding. It is not expected that any other 'off-site' contributions will be required of the scheme.

Submission Pack

- 1.26 This planning application is submitted with the following documents and plans.

Table 1.1: Submission Documents List

Documents		
Document Title	Document Reference / Date	Prepared By
Planning Statement	August 2025	Nexus Planning
Cover Letter	19 th August 2025	Nexus Planning
Application Forms and Certificates	29 th July 2025	Nexus Planning
Affordable Housing Statement	26 th July 2025	MSV
Air Quality Assessment	6780-3r2, 18 th July 2025	Redmore Environmental
Arboricultural Impact Assessment	3 rd July 2025	Urban Green
Archaeological Desk-based Assessment	28 th July 2023	Salford Archaeology
Bat Survey Report	October 2023	Urban Green
Biodiversity Net Gain Design Stage Assessment	Rev 02, 21 st July 2025	Urban Green
Biodiversity Net Gain Metric/Calculator	Rev 02, 17 th July 2025	Urban Green
Blue and Green Infrastructure Statement	Rev 02, 24 th July 2025	SGI
Broadband Connectivity Assessment	Rev 1.0, 30 th June 2025	GTech Surveys Limited
Construction Management Plan (Construction Phase Plan)	Rev B, 22 nd July 2025	CCL
Crime Impact Statement	Rev B, 17 th July 2025	Design for Security
Daylight & Sunlight Assessment	Rev 01, 4 th July 2025	GIA
Demolition Method Statement and Management Plan	Rev 1, 14 th June 2025	PERSES Limited
Design & Access Statement	Rev 09, July 2025	MCAU
Energy Statement	Rev E, 1 st August 2025	TWC
External Lighting / EV Charging Point Planning Support Report	P04, 23 rd July 2025	CWC
Fire Statement	R03, 23 rd July 2025	OFR
Fire Strategy	R02, 23 rd July 2025	OFR
Flood Risk Assessment & Drainage Statement	Rev B, 22 nd July 2025	SGI
Heritage Statement (within Design & Access Statement)	Rev 08, July 2025	MCAU
Landscape Concepts & Design Strategy	14 th July 2025	DEP Landscape Architecture Ltd.

Noise Impact Assessment	25 th July 2025	Azymuth Acoustics
Odour Assessment	8 th July 2025	Redmore Environmental
Operational, Management and Access Plan	July 2025	MSV
Phase I Geoenvironmental Site Assessment	Rev 4, 23 rd July 2025	E3P
Preliminary Ecological Assessment & Bat Roost Assessment	14 th July 2025	Urban Green
Proposed Bin / Cycle Storage (within Design & Access Statement)	Rev 08, July 2025	MCAU
Statement of Community Involvement	July 2025	MCAU
Storm Sewer Design - All Storms	26 th June 2025	SGI
Storm Sewer Design - Critical Storms	26 th June 2025	SGI
Sun Path Study (within Design & Access Statement)	Rev 08, July 2025	MCAU
Topographical Land Survey	100523JC-01, 10 th May 2023	Chris Partington Land Surveyors
Transport Assessment and Framework Travel Plan	Rev 3, 23 rd July 2025	Eddisons
Television and Radio Reception Impact Assessment	Rev 1.0, 30 th June 2025	GTech Surveys Limited
Waste Management Strategy (within Design & Access Statement)	Rev 08, July 2025	MCAU
Wind Microclimate Assessment Report	July 2025	GIA

Plans

Plan Title	Plan Reference / Date	Prepared By
Site Location Plan	02-00 P4	MCAU
Existing Site Plan	02-00 P4	MCAU
Demolition Site Layouts	02-12 P1	MCAU
Proposed Site Plan with dims	02-01 P2	MCAU
Proposed Wider Context Site Plan	02-11 P2	MCAU
Proposed Ground Floor Plan	03-00 P24	MCAU
Proposed First Floor Plan	03-01 P24	MCAU
Proposed Second Floor Plan	03-02 P24	MCAU
Proposed Third Floor Plan	03-03 P24	MCAU
Proposed Fourth Floor Plan	03-04 P24	MCAU
Proposed Fifth Floor Plan	03-05 P24	MCAU
Proposed Sixth Floor Plan	03-06 P24	MCAU
Proposed Seventh Floor Plan	03-07 P24	MCAU
Proposed Eighth Floor Plan	03-08 P24	MCAU
Proposed Ninth Floor Plan	03-09 P24	MCAU
Proposed Roof Plan	03-10 P24	MCAU
Proposed Ground Floor Plan Block A	03-00-BLKA P12	MCAU
Proposed Ground Floor Plan Blocks D&E	03-00-BLKDE P10	MCAU
Proposed Floor Plans Block F Houses	03-00-BLKF P10	MCAU
Proposed Typical Floor Plan Block A	03-01-BLKA P10	MCAU
Proposed Typical Floor Plan Block B	03-01-BLKB P10	MCAU
Proposed Typical Floor Plan Block C	03-01-BLKC P10	MCAU
Proposed Typical Floor Plan Block DE	03-01-BLKDE P10	MCAU
Proposed Sixth Floor Plan Block A	03-03-BLKA P10	MCAU
Proposed Fifth Floor Plan Block B [Attic]	03-03-BLKB P10	MCAU
Proposed Fifth Floor Plan Block C [Attic]	03-03-BLKC P10	MCAU
Proposed Fourth/Fifth Floor Plan Block DE [Attic]	03-03-BLKDE P10	MCAU
Proposed Site Long Sectional Elevation	04-00 P17	MCAU

Proposed Site Sections	04-01 P12	MCAU
Proposed Block B Section	B-04-01 P12	MCAU
Proposed Block C Section	C-04-02 P13	MCAU
Proposed Block D Section	D-04-03 P12	MCAU
Proposed Block B Recess Section towards A	B-04-04 P1	MCAU
Proposed Block B Recess Section towards B	B-04-05 P1	MCAU
Proposed Block D Recess Section towards C	D-04-06 P1	MCAU
Proposed Block D Recess Section towards D	D-04-07 P1	MCAU
Proposed Blocks ABCD Princess Road	ABCD-05-00 P13	MCAU
Proposed Barnhill Street Long Elevation	ABCD-05-01 P14	MCAU
Proposed Blocks A&B Princess Road	AB-05-01 P13	MCAU
Proposed Blocks A&B Barnhill Street	AB-05-03 P13	MCAU
Proposed Block A South Elevation	A-05-02 P15	MCAU
Proposed Block A Moss Lane East	A-05-05 P17	MCAU
Proposed Block B Side Elevation	B-05-08 P12	MCAU
Proposed Block C Side Elevation	C-05-07 P13	MCAU
Proposed Blocks C&D Princess Road	CD-05-06 P13	MCAU
Proposed Blocks D&E Raby Street	DE-05-11 P12	MCAU
Proposed Block E North Elevation	E-05-10 P14	MCAU
Proposed Block E Ginnel Elevation	E-05-12 P5	MCAU
Proposed Blocks E&F Barnhill Street Elevation	E-05-13 P1	MCAU
Proposed Block F Townhouse Elevations	F-05-01 P16	MCAU
Proposed Block Material Options	05-100 P13	MCAU
Proposed Block A - Section Details	A-21-01 P6	MCAU
Proposed Blocks BCD - Section Details	BCD-21-02 P4	MCAU
Proposed Blocks BCDE - Soffit Details 1	BCDE-21-03 P1	MCAU
Proposed Blocks BCDE- Soffit Details 2	BCDE-21-04 P1	MCAU
Proposed Balcony Design	21-05 P1	MCAU
Proposed Boundary Details	21-06 P1	MCAU
Landscape Masterplan - Ground Floor	5242-04 Rev D	DEP Landscape Architecture Ltd.
Landscape Masterplan - Terraces	5242-05 Rev B	DEP Landscape Architecture Ltd.

Structure of Planning Statement

1.27 The remainder of this Planning Statement is structured as follows:

- **Section 2** provides a summary of the site and surrounding area, together with the planning history;
- **Section 3** describes the proposed development, referring to the Design & Access Statement where relevant;
- **Section 4** summarises the relevant development plan context and wider material considerations;
- **Section 5** sets out a detailed planning appraisal, assessing the development against the relevant planning policies;
- **Section 6** presents an appraisal of the proposed tall building in accordance with Manchester's adopted Core Strategy Policy EN2 and relevant guidance; and
- **Section 7** summarises the benefits of the proposal and our overall conclusions.

2. Site and Surroundings

- 2.1 The application site measures approximately 6,480 sq.m and is located in Moss Side, within the administrative boundary of Manchester City Council. It comprises a roughly rectangular parcel of brownfield land bounded by Moss Lane East to the north, the A5103 (Princess Road) to the west, Barnhill Street to the east, and Raby Street to the south. The site is largely vacant, save for seven terraced dwellings in the south-east corner which will be demolished as part of the application proposals.



Figure 1.1 Site Location

- 2.2 The open part of the site was previously occupied by residential and commercial properties. These were demolished in the 1980s and this area has largely been vacant since. One of the now demolished properties was home to the Reno Club, an important focal point for the city's Afro-Caribbean community. The remains of the club were excavated in 2017, as explained in the submitted archaeological assessment.
- 2.3 The site lies within a well-established urban area along the Princess Road corridor characterised by a mix of uses, including commercial, retail, residential and industrial development. Notable nearby uses include:
- Heineken Brewery, immediately to the north, which is a substantial industrial site and a significant local employer;
 - the West Indian Sports and Social Club (WISSC) directly east of the site, a longstanding community facility; and
 - a mix of residential dwellings, religious facilities (e.g. Revelation Church), and smaller commercial premises (such as Lotus Arts).

- 2.4 The wider area supports a variety of uses that contribute to its vibrant character. For instance, the Asda superstore (approximately 390m from the site), and other local shops provide essential retail services, while Moss Side Leisure Centre (approximately 465m from the site) offers recreational opportunities within close proximity.
- 2.5 As detailed in the submitted Transport Assessment, the location is well-served by public transport, with the nearest bus stop being located along Princess Road, immediately to the west of the site. Additional bus stops are located further along Princess Road, a short distance southward, and along Moss Lane East to the north of the site. These stops provide various, frequent services throughout the day to destinations such as Piccadilly Gardens (a 20-minute bus journey from the site), Wythenshawe (29 minutes), Chorlton (29 minutes) and Manchester Airport (55 minutes). Bus services operate from around 05:00am to around 01:00am, making travel by public transport a real alternative to travelling by car for commuting trips.
- 2.6 The Transport Assessment explains that there are also opportunities for commuting/leisure trips from the site via tram and rail.
- 2.7 The location also has strong healthcare and educational infrastructure, being located close to:
- Moss Side Health Centre (665m distance from the site);
 - Webster Primary School (750m); and
 - Manchester Academy High School (900m)
- 2.8 In summary, the site is situated in a highly sustainable urban location, supported by a comprehensive network of services and facilities. The area is well-connected and benefits from a wide range of educational, health, leisure, and retail provisions, all within accessible distances.

Planning History

- 2.9 The site is not subject to an extensive planning history and has not been the subject of any major development proposals in recent years. The known planning history is summarised as follows:
- 098538/AOH/2012/S1 - Retrospective Installation of internally illuminated 96 sheet media display (approved August 2012)
 - 104253/DEM/2013/S1 - Prior notification of proposed demolition of buildings (prior approval not required, as confirmed in December 2013)
 - 104990/FO/2014/S1 - Erection of 1.8-metre-high paladin fence to rear of site following demolition of commercial parade (approved April 2014).

3. Proposed Development

3.1 The description of the development is as follows:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works."

3.2 The site was assessed as part of the Council's Strategic Housing Land Availability Assessment (SHLAA,2024) to have the capacity to accommodate 223 units.

Stakeholder Engagement

3.3 As detailed in the submitted Statement of Community Involvement (SCI), the proposed scale and massing and other design elements of the proposals have been informed by extensive prior pre-applications discussions between MSV and a range of stakeholders, including the City Council as planning authority. As set out in the SCI, MSV and MCC were originally considering four potential development sites in Moss Side, including Barnhill Street/Raby Street.² However, through the engagement process and in the light of further feasibility and delivery work, only this site is being taken forward for development at this time, hence this application.

3.4 Significant public consultation commenced in summer 2023 where feedback on initial designs was canvassed from the local community via a widespread survey as well as open public consultation events held. In addition to this, a Steering Group (CSG) was established who met regularly over an extended period, helping to inform the design process. The design and layout of the proposals and associated environmental management and amenity safeguards has evolved significantly with the benefit of this consultation process.

3.5 The scheme now proposed will provide for a variety of new, affordable homes ranging from 1-bed apartments to 5-bed family homes. This mix responds directly to local demand highlighted during the public consultation process and addresses the specific housing needs identified for both the Manchester area in general and Moss Side in particular. Similarly, the proposed mix of tenures reflects the strategic priorities of stakeholders including Homes England and Manchester City Council.

3.6 The number of dwellings proposed and the height of the development have both reduced in line with the preferences expressed during the consultation process. The final development makes efficient use of brownfield land while safeguarding residents' amenity.

3.7 There has also been direct engagement with a number of key neighbours, including members of the West Indian Sports and Social Club (WISSC) and the Heineken company. This engagement and, amongst other things, the site's proximity to the busy Princess Road, has been reflected in the comprehensive assessment of a number of environmental considerations, including noise and acoustics, vibration, odour and air quality. These assessments are submitted in support of the application and are reflected in the design approach taken.

² These sites comprised: the current Barnhill Street/Raby Street application site (Site 1), land at Barnhill Street (Site 2), land at the corner of Westwood Street and Raby Street (Site 3), and the Greenheys Adult Education Centre on Upper Lloyd Street (Site 4).

- 3.8 Through robust assessment and considered design, it is confidently considered that the proposed development can be integrated effectively into the local environment and will not impact on the future operation of existing local businesses and community facilities, including the WISCC and Heineken Brewery.

Local Authority Pre-application

- 3.9 As with stakeholder and public engagement, there has been extensive pre-application consultation with the planning authority, originally on the four sites, but latterly only on Barnhill Street/Raby Street. The Design & Access Statement provides a review of how the scheme has been developed in the light of these discussions. In terms of more recent discussions, and following a review of draft proposals on 7th May 2025, Planning Officers have informally advised that, amongst other things, that the proposed scale and massing would complement other development in the area and is consistent with creating a distinctive built form on an arterial route. Further revisions to the proposals submitted on the 19th May 2025 were 'broadly welcomed'.
- 3.10 As ever with pre-application advice, in providing comments on draft proposals, Planning Officers do note that the advice is given based on the information available at the time and the preliminary advice is not binding on the planning authority.

Design Principles and Concepts

- 3.11 The Design & Access Statement prepared by MCAU in support of the application provides a full explanation of the design principles which have been applied to the proposal. These are summarised below.

Residential Amount and Mix

- 3.12 The application scheme will provide for affordable homes in a variety of sizes ranging from 1-bed apartments to 5-bed family houses. Block C will primarily serve as apartments for older people, and the development will include ground-floor homes designed to meet M4(3) standards.
- 3.13 A total of 212 dwellings are proposed, including 28 older persons' homes. Table 3.1 below sets out a summary of the proposed housing mix.
- 3.14 All of the proposed apartments will meet the National Space Standards.

Table 3.1: Proposed schedule of accommodation

Component	Storeys	NIA** (sq.m)	1-bed	2-bed	3-bed	4-bed	5-bed	Total dwellings
Block A	10	5,189	32	48	5	1	0	86
Block B	6*	2,150	13	18	1	2	0	35
Block C (primarily older persons' homes)	6*	1,916	15	13	0	2	0	30
Block D	6*	2,041	5	18	7	1	0	31
Block E	5*	1,445	9	9	4	1	0	23
Block F (family homes)	3	800	0	0	0	3	4	7
Total		13,541	75	106	17	10	4	212

*Including attic storeys

** All net internal area figures are subject to structural engineering and structural column integration

Layout

- 3.15 The proposed development comprises five principal apartment buildings (Blocks A to E) and a row of family houses (Block F), arranged to create a coherent and well-defined urban structure. The layout has been informed by a design-led approach that prioritises permeability, natural surveillance, and the creation of a socially inclusive and connected neighbourhood. The form and arrangement of buildings respond directly to the site's perimeter, ensuring that all four street frontages are positively addressed.
- 3.16 The spaces between the blocks will provide areas for parking, access routes and landscaping. Landscaped gardens will create informal amenity spaces for residents, encouraging social interaction.
- 3.17 Blocks A, B, C and D each have an entrance facing Princess Road, with car parking areas and additional entrances located to the rear. Separate front door entrances have been incorporated for all ground floor family apartments.
- 3.18 At ground-floor level, most bedrooms are positioned on the Princess Road frontage. This layout allows all family living spaces – such as lounges and kitchens – to be located at the rear of the apartments so they connect directly to safe, protected private amenity spaces. This design approach directly responds to stakeholder consultations, where parents and carers emphasised the importance of being able to see their children at all times within a secure environment.
- 3.19 All bedrooms have mitigation measures, including MVHR systems and acoustic glazing, to address any potential noise impacts. Each apartment block is designed to follow a cluster typology, with communal areas organised around a central stair and lift core, and with a main entrance onto the street or car park.
- 3.20 The proposed townhouses are located to the rear of the site to help create a sense of street enclosure and activity along Barnhill Street.

Figure 3.1: Axonometric View of Proposed Development



Appearance and Materials

3.21 The building materials will be of high quality, informed by adjacent developments and the historic fabric of the area, to ensure a consistent design proposal in keeping with the local character. Material selection reflects the pattern of the immediate context, using robust facing bricks and carefully considered detailing. We are proposing a limited, cohesive palette of buff and red brick, with metal balconies, balustrades, and railings that will all match in colour and design. All window frames and soffits will be finished in the same bronze tone to maintain a unified and high-quality appearance.

Landscaping and Amenity Space

3.22 A generous suite of outdoor spaces is proposed to enhance resident wellbeing and social interaction. This will include:

- **Walled Garden** – A secure, walled communal garden will provide safe, usable amenity space for residents.
- **Gateway Garden** – A communal space and pedestrian gateway will connect the central courtyard to the bus stop on Princess Road. This will create a clear visual link to Princess Road and its facilities/ public transport connections. It will also break up the proposed building line, providing a well-landscaped visual break.
- **Private Amenity** – All of the family homes at ground level will benefit from a secure, protected environment at the rear. The twelve 3- and 4-bedroom accessible family homes will have good sized private amenity space. For two units in Block A, these spaces will be c.15 sq.m due to site constraints. Secure private gardens are also provided at first floor level to the rear of the townhouses along Barnhill Street.
- **Balconies** – Private balconies provide residents with usable outdoor space at a higher level. Each balcony has been carefully designed and positioned to maximise outlook and daylight, while helping to break up the building façades.
- **Roof Terraces** – Shared roof terraces offer additional shared outdoor amenity space with views across the site and surrounding area. These terraces are carefully designed to feel secure, attractive, and well-integrated with the building's overall form.

Parking and Accessibility

3.23 The development is designed to prioritise pedestrian and cycle movement while providing adequate parking:

- A total of 63 car parking spaces are proposed, comprising seven spaces to serve the family houses and 56 spaces (including four disabled spaces) to serve the apartments.
- 20% of the parking spaces will incorporate Electric Vehicle Charging Points, with infrastructure in place for 100%.
- A Car Club will also be promoted for the development, as explained in the submitted Transport Assessment.
- Each block will benefit from secure cycle storage.
- Blocks A, B, D and E will have 50% secure cycle storage on the ground floor, then 100 % cycle storage in each flat by the means of a hook in the hall onto which a bike can be vertically loaded. This gives 150% cycle storage for those blocks.
- Block C (the older persons' block) will have 100% cycle storage by means of a hook on the wall.
- Similarly, the family homes in Block F will have cycle storage within their properties, equating to 100% cycle parking provision.
- Each ground-floor secure storage area will have space for one scooter with a charging point.
- Clear pedestrian routes are provided through and around the site, enhancing connectivity to nearby public transport and community facilities.

Noise

3.24 The design of the development has carefully considered the surrounding uses of the site, including the Heineken Brewery and the West Indian Sports & Social Club, as well as the proximity to roads such as Princess Road and Moss Lane East. These existing noise sources have informed the proposed layout and specification of the building to ensure a good standard of amenity for future residents. Measures such as high-performance glazing and suitable ventilation have been incorporated not only to respond appropriately to potential surrounding noise, but also to safeguard the continued operation of existing neighbouring uses.

Odour

3.25 The design of the development has taken into account the proximity of the Heineken Brewery, located to the north of the site. Odour-generating activities at the brewery are well controlled and take place within enclosed buildings, with emissions dispersed through tall stacks. The prevailing wind direction and the separation between the site and the brewery further reduce the potential for any odour to reach the development or adversely impact new residents.

3.26 These factors, alongside the brewery's regulated operations, mean that any impact on future residents from odour is expected to be minimal. The development has therefore been designed to ensure a suitable level of amenity for future occupants, while also allowing for the continued operation of the brewery without conflict.

3.27 This application is supported by an Odour Assessment, which provides further detail on the potential implications of odour and is discussed in Section 5 of this Planning Statement

Summary

3.28 In summary, this proposal offers a well-balanced, inclusive development that responds appropriately to its urban context while delivering much-needed affordable homes, enhanced public realm, and strong design credentials. The proposals have responded to extended stakeholder, public and local planning authority pre-application engagement, ensuring that all relevant planning, design, environmental and technical issues have been addressed fully in the application submission.

4. Development Plan and Material Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 4.2 The Development Plan and material considerations from legalisation, policy and guidance for the site and proposed development comprise the following:

Development Plan			
Regional	GM Places for Everyone	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
Local	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
Legislative, Policy and Guidance Material Considerations			
National		National Planning Policy Framework (NPPF) (2024)	Historic England's Guidance Note 4 Tall Buildings (2022)
		Planning Practice Guidance (PPG) (2014, as amended)	National Design Guide (2019)
		Biodiversity Net Gain provisions established in the Environment Act 2021	Climate change policy and legislation
Local	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
	Supplementary Planning Guidance	Design for Access 2 (2003)	Manchester Residential Quality Guidance (2017)

Adopted Development Plan

- 4.4 The Manchester Local Plan guides development within Manchester and sets out the vision and spatial strategy for the future development of Manchester. Within this context the adopted Local Plan for Manchester comprises:
- Manchester Core Strategy (2012);
 - Manchester Proposals Map (2012);
 - Saved Policies of the Manchester Unitary Development Plan (2005) ("the UDP");
 - Greater Manchester Joint Waste Development Plan Document (2012); and
 - Greater Manchester Joint Minerals Plan (2013).

Manchester Core Strategy (2012)

- 4.5 The Core Strategy was adopted on 12th July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and

other forms of investment should be located to benefit from sustainable connections, meet local needs and take full advantage of opportunities. Whilst somewhat dated, a number of Core Strategy policies remain part of the development plan.

Saved Policies of the Unitary Development Plan (1995)

- 4.6 The Unitary Development Plan ('UDP') was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012, significant proportions of the UDP have been replaced. However, some policies were saved on 11th July 2012 and remain extant.

Places for Everyone

- 4.7 Places For Everyone (2022-2039) is the long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority on behalf of the nine districts.
- 4.8 The plan is a joint development plan of the nine districts which determines the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It seeks to ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.
- 4.9 The plan sets out an ambition for the delivery of 50,000 additional affordable homes over the plan period. The contribution of brownfield land in delivering development is to be maximising, including facilitating higher density development in the most accessible locations. Moss Side is in the Inner Areas strategy area (Policy JP Strat5). The explanation to the policy notes the growth of population in these areas and that, in response, increasing housing provision would enable more people to access easily the opportunities in the City Centre and elsewhere by walking, cycling and public transport. Maintaining a good supply of affordable housing is considered to be '*especially important*' in helping to reduce travel costs for those on lower incomes who need access to the 'Core Growth Area' (comprising the City Centre, Trafford Park, Salford Quay and the Etihad Campus) for employment and services.
- 4.10 Within Inner Areas new development is to be predominantly residential and be integrated with existing communities, enhancing the quality of places and their local character.
- 4.11 Over 60,000 new homes of all types are to be delivered in Manchester over the period 2022-2023. Alongside that the plan notes that a key challenge and priority for the City region is to ensure that new housing comes forward at a price that potential occupiers can afford. However, it is noted that affordability has been worsening in recent years, and there are a significant number of households, as in Moss Side, who are unable to find suitable homes at an affordable cost. Consequently, increasing the delivery of affordable housing across Greater Manchester is considered is '*a very high priority*'. Policy JP-H2: Affordability of New Housing, notes the need to maximise the delivery of additional affordable homes.
- 4.12 Residential developments should provide an appropriate mix of dwelling types and sizes (Policy JP-H3). Increasing the average density of new housing developments in the most accessible locations is considered an important part of the strategy. Policy JP-H4 Density of New Development requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Material Considerations (Legislative, Policy and Guidance)

National Planning Policy Framework

- 4.13 The National Planning Policy Framework (NPPF), most recently updated in 2024, sets out the government's planning policies for England and guides how they should be implemented in both plan-making and decision-taking.
- 4.14 At the core of the NPPF is the principle of a presumption in favour of sustainable development, which serves as a guiding thread throughout the planning system (paragraph 11). Sustainable development is understood to have three interconnected objectives:
- The economic objective focuses on supporting a strong and adaptable economy by delivering the right type and amount of development to stimulate productivity and long-term growth.
 - The social objective aims to foster vibrant, inclusive, and healthy communities by promoting high-quality, safe and attractive places to live, with accessible services that meet the needs of current and future residents.
 - The environmental objective seeks to protect and enhance the natural, built, and historic environment ensuring that development contributes positively to climate resilience and environmental stewardship.
- 4.15 The NPPF places significant emphasis on making effective use of land in meeting the need for homes. Paragraph 125 states that planning decisions should, amongst other things:
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and
 - promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.16 Paragraph 131 notes that good design is a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to communities. The creation of high quality, beautiful and sustainable buildings and places is considered fundamental to what the planning and development process should achieve.

National Planning Practice Guidance

- 4.17 The National Planning Practice Guidance (NPPG) was published in March 2014 and is regularly updated. The NPPG sets out advice, information, and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.
- 4.18 The NPPG provides specific guidance on making effective use of land, including planning for higher density development. With regard to how Policy 125 of the NPPF (substantial weight to brownfield land proposals) applies to decision-making, the NPPG advises that:

'Paragraph 125(c) of the National Planning Policy Framework states planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. When determining such proposals, decision makers will

need to take account of this policy alongside other policies within the Framework taken as a whole... Where relevant, decision makers will need to provide a clear articulation of how paragraph 125(c) has been demonstrably considered and applied alongside other policies.'

- 4.19 Under the sub-heading 'Planning for higher density development', the NPPG advises that different measures of density can be used to help make effective use of land, including optimising the housing potential of particular areas or sites by identifying appropriate building forms. It states that it is important to consider how housing needs, local character and appropriate building forms relate to the density measures being used.
- 4.20 The NPPG stresses the importance of good design, and that planning should drive up standards across all forms of development. As a core planning principle, plan makers and decision takers should always seek to ensure high quality design through creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the need of future generations.
- 4.21 The NPPG recognises the importance of planning for the housing needs of different groups, including the need to provide affordable housing and housing for older people. The latter is described as 'critical', and the guidance notes that an understanding of how the ageing population affects housing needs is something to be considered in decision-taking. In relation to the factors that decision-makers should consider when assessing planning applications for specialist housing for older people, the NPPG states that:
- 'Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.'**
- 4.22 The NPPG supports inclusive design, including the principles set out in the Housing our Ageing Population Panel for Innovation (HAPPI) report, which are reflected in design of Block C of the application proposal.

National Design Guide

- 4.23 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the Government's Planning Practice Guidance and was created to outline key characteristics that make well-designed places.

Manchester Residential Quality Guidance (2017)

- 4.24 The Manchester Residential Quality Guide (MRQG), published in 2017, sets out the City Council's expectations for delivering high-quality residential development. Proposals are expected to follow the guide's design-led approach. Where proposals depart from its principles, developers must provide a clear and well-evidenced justification, supported by options testing and analysis.
- 4.25 The application of these standards has led to a marked improvement in the overall quality of residential schemes in Manchester. While space standards form a key element, they are only one part of what makes a development successful. The MRQG builds on this by offering comprehensive guidance aimed at creating attractive, sustainable places where people want to live contributing to better quality of life city-wide.
- 4.26 The guide sets out the key design considerations and characteristics that contribute to high-quality residential development as part of thriving, sustainable neighbourhoods. It identifies nine core components, which together provide a clear framework for shaping future housing across Manchester, supporting delivery of well-designed homes through to 2025 and beyond.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance

4.27 The Guide to Development in Manchester and associated Guidance aims to support and enhance the ongoing shaping of the city by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Its role is to inform the ongoing development of the city by highlighting its many and varied existing qualities and describing how they can be enhanced in the future.

Design for Access 2

4.28 The Design for Access 2 Manual was published in January 2003, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible, and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.

4.29 The Council will expect developers to comply with the standards detailed in its 'Design for Access 2' Manual, and to produce an access statement, which identifies the philosophy and approach to inclusive design. However, this should also be balanced against new guidance and give consideration of buildings regulations.

4.30 Information of how the Proposed Development has been designed to respond to the requirements of Design for Access 2 is contained within the Design & Access Statement submitted in support of this planning application and has been summarised in Section 4 of this Statement.

Manchester's Green and Blue Infrastructure Strategy

4.31 Manchester's Great Outdoors (July 2015) provides a green and blue infrastructure strategy for Manchester and is supported by an Action Plan that aims to emphasise the value and functionality of the city's green spaces and waterways. This long-term vision was updated in 2022 through the Manchester Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25, which highlights approaches, challenges and projects that will help bring the strategy to life over the coming years.

4.32 The strategy continues to underpin major citywide environmental improvements. Over the next five years it is estimated that over £150 million will be invested in green infrastructure-related projects in the city.

4.33 The key objectives of the strategy are to:

- Improve the quality and function of existing green and blue infrastructure
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
- Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

Historic England's Guidance Note 4 Tall Buildings (2022)

4.34 The revised Historic England Advice Note (HEAN 4) provides advice on planning for tall buildings within the historic environment. This includes guidance on how to identify appropriate locations for tall buildings and define design parameters in relation to the historic environment. Whilst the area local to the application site is not considered a historic environment the HEAN 4 provides a useful framework to consider the proposed development, and this is

reflected in the Tall Building Assessment which forms part of the Design & Access Statement and the supporting appraisal in this statement.

Biodiversity Net Gain Provisions in Environment Act 2021

- 4.35 The *Environment Act* 2021 inserted Schedule 7A into the *Town and Country Planning Act* 1990. This Schedule introduces a legal requirement that any impact on biodiversity resulting from new development, where it cannot be avoided, will not only be compensated, but will have to demonstrate a 10% Biodiversity Net Gain (BNG).
- 4.36 The requirement is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

Manchester Housing Strategy (2022-2032)

- 4.37 The Manchester Housing Strategy 2022-2032 sets out the City Council's long-term vision to deliver the homes that people want and need. The strategy is built around the following four vision principles:
1. Increase affordable housing supply and build more new homes for all residents.
 2. Work to end homelessness and ensure housing is affordable and accessible to all.
 3. Address inequalities and create neighbourhoods where people want to live.
 4. Address the sustainability and zero-carbon challenges in new and existing housing.
- 4.38 It sets a strategic housing target of 36,000 new homes across Manchester between 2022 and 2032. This aspiration includes 10,000 affordable homes with as many social rented homes as possible, subject to Homes England support.

Making Manchester Fairer

- 4.39 Making Manchester Fairer: Tackling Health Inequalities in Manchester sets out the City Council's action plan for reducing health inequalities over the period 2022-2027.
- 4.40 A key theme of the action plan is 'Improving housing and creating safe, warm and affordable homes'. The plan seeks to ensure delivery of 10,000 new affordable homes over the next ten years, and to increase the proportion of low- and zero-carbon homes in the 'affordable pipeline' to 50% by 2025.

5. Planning Appraisal

- 5.1 This section evaluates the proposed development in the context of the adopted Development Plan and considers it against the key planning issues relevant to the application. It provides an assessment of how the scheme aligns with local and national planning policy, supported by reference to material considerations that inform the overall planning balance.
- 5.2 Given the nature of the scheme and the application site, it is considered that the principle issues for consideration are:
- the principle of development;
 - design, comprising scale, massing and density; design and appearance; and inclusive design;
 - sustainability, in terms of addressing the challenges of climate change, and energy efficiency;
 - amenity space and access to open space;
 - archaeology and heritage;
 - ecology, arboriculture and biodiversity net gain
 - traffic, transport and accessibility
 - local environment and amenity, including consideration of the effects of the application in terms of air quality; TV and broadband reception; daylight, sunlight and overshadowing; privacy and overlooking; noise; odour; and wind microclimate;
 - waste management and servicing;
 - flood risk and drainage;
 - ground conditions.
- 5.3 In the remainder of this section, each topic is considered in turn, with reference to policies and guidance of particular relevance.

Principle of Development

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy SP1: Spatial Principles (Partially replaced by PfE Policy JP-S1)
- Core Strategy Policy CC 3: Housing
- Core Strategy Policy CC8: Change and Renewal
- Core Strategy Policy CC10: Places for Everyone
- Core Strategy Policy H1: Overall Housing Provision (Partially replaced by PfE Policy JP-H1)
- Core Strategy Policy H8: Affordable Housing

Places for Everyone Joint Development Plan (2024)

- JP-Strat5: Inner Areas
- JP-J1: Supporting Long-Term Economic Growth
- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H2: Affordability of New Housing
- JP-H3: Type, Size and Design of New Housing
- JP-H4: Density of New Housing
- JP-S1: Sustainable Development

Material Considerations and Guidance:

- NPPF Chapter 5: Delivering A Sufficient Supply of Homes
- NPPF Chapter 11: Making Effective Use of Land

- 5.4 The redevelopment of this brownfield site aligns with the National Planning Policy Framework (NPPF), which promotes the effective use of land in meeting housing needs (paragraph 125(d)) and supports significant housing delivery in sustainable locations (paragraph 11). The site was considered as part of Manchester City Council's Strategic Housing Land Availability Assessment (2024), which identifies the capacity of the site for up to 223 homes, confirming the suitability of the site for residential development.
- 5.5 The principle of the proposed development is further supported by the Manchester Core Strategy (2012) and the PfE Joint Development Plan (2024), both of which prioritise housing-led regeneration, affordability, and inclusive growth in inner areas such as Moss Side (JP-Strat 5).
- 5.6 The proposal complies with Core Strategy Policy SP1 (Spatial Principles) and PfE Policy JP-S1 (Sustainable Development), which encourages growth within accessible, well-connected locations that support sustainable neighbourhoods. The site is located close to key transport corridors and community infrastructure, making it ideal for residential development.
- 5.7 In line with Policy CC3 (Housing) and Policy H1 (Overall Housing Provision) and PfE Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) the development will deliver a mix of homes in an established inner-city neighbourhood. All of the 212 units proposed will be affordable homes (either for social rent or rent to buy), directly addressing pressing local housing need.
- 5.8 The scheme also responds to Local Plan Policy H8 (Affordable Housing) and PfE Policy JP-H2 by offering a range of unit types, including one- to five-bedroom homes, suitable for a broad demographic including families and older persons. This housing mix has been informed by discussions with the Council as planning and housing authority and reflects strategic priorities.
- 5.9 The need for high-quality, affordable housing in Moss Side is high. Over the past decade, the area has experienced significant population growth, while housing delivery has lagged, with only a limited number of new affordable homes constructed during the same period. Overcrowding, unaffordable rents, and high demand for Priority Band 1–3 housing have placed sustained pressure on local housing stock.
- 5.10 The delivery of 212 new homes will make a significant contribution toward the Council's strategic housing target of 36,000 new homes (including 10,000 affordable homes) between 2022 and 2032, as set out in the Manchester Housing Strategy. By providing genuinely affordable homes, the development helps reduce waiting lists and supports inclusive neighbourhood growth.
- 5.11 The proposals align with Core Strategy Policy CC8 (Change and Renewal) and CC10 (PfE) by supporting regeneration through modern, sustainable development. They also align with PfE Policy JP-J1, which promotes investment and housing delivery to support long-term economic and community resilience.
- 5.12 The proposed development represents sustainable, inclusive, and policy-aligned growth in a highly accessible part of the city. It responds directly to identified housing needs in Moss Side, reuses previously developed land, and supports strategic regeneration in line with the objectives of the NPPF, the Manchester Core Strategy (Policies SP1, CC3, CC8, CC10, H1 and H8) and PfE Policy JP-J1.

Scale, Massing and Density

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Core Strategy Policy EN2: Tall Buildings (see Section 6 and Design & Access Statement 'DAS')
- Saved UDP Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H4: Density of New Housing
- JP-P2: Heritage

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance (2017)

- 5.13 The proposed development has been carefully designed to respond to its urban context through a considered approach to scale, massing and density. The scheme ranges in height from three-storey family townhouses along Barnhill Street to a ten-storey apartment block (Block A) at the junction of Princess Road and Moss Lane East. This transition in scale reflects the surrounding built environment and contributes positively to townscape character.
- 5.14 The design responds to Manchester Core Strategy Policy CC9 (Design and Heritage) and PfE Policy JP-P2 (Heritage) by ensuring the scale and massing are appropriate to the surrounding context. The scheme adopts a stepped building form that mediates between larger-scale buildings (such as the Heineken Brewery) and the wider smaller-scale existing residential and other properties. This approach also reflects the location of the listed Westwood Cottages to the south of Raby Street.
- 5.15 Section 6 of this report comprises the Tall Buildings Appraisal and should be read alongside this section and the Tall Buildings Assessment in the DAS to fully demonstrate compliance with Core Strategy Policy EN2 and the relevant guidance. In accordance with Policy EN2 (Tall Buildings), Block A has been strategically positioned to create a landmark presence at a key gateway into the city. The design of this taller element has evolved through consultation and pre-application advice, resulting in a refined form that is legible, well-proportioned, and integrated into the wider masterplan. A townscape and visual assessment prepared as part of the Tall Buildings Assessment demonstrates that the proposed scale will not adversely affect local or strategic views.
- 5.16 The proposals meet the criteria of Saved Policy DM1 (Development Management), which requires new development to respect the character of its surroundings, deliver good design, and enhance the quality of the public realm. The scheme integrates active frontages, breaks up larger volumes into smaller articulated blocks, and introduces private and communal amenity spaces to reinforce a sense of place.
- 5.17 At a strategic level, the development supports PfE Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) by delivering a high-density housing scheme within an accessible, brownfield location in close proximity to Manchester city centre. The efficient use of land, combined with a well-balanced mix of unit types and tenures, directly supports the regeneration and growth objectives set out in the PfE Plan.

- 5.18 The scheme also aligns with Policy JP-H4 (Density of New Housing), which promotes higher-density developments where supported by good design. The proposed density has been shaped by urban design principles and existing building heights. As a result, the scheme achieves a sustainable density whilst providing generous levels of amenity space, maintains privacy, which complements the surrounding neighbourhood.
- 5.19 National policy guidance also supports this approach. Paragraphs 131 and 137 of the NPPF (Chapter 12: Achieving well-designed places) emphasise the need for developments to be visually attractive, sympathetic to local character, and effective in optimising the potential of sites. The proposed development meets these objectives.
- 5.20 The design process has followed the principles set out in the National Planning Practice Guidance (Design: Process and Tools), including extensive pre-application consultation and iterative design reviews. As detailed in the accompanying Design & Access Statement, changes made in response to feedback have resulted in reduced building heights, increased family housing provision, and improved amenity spaces ensuring the scheme is both locally appropriate and policy compliant.
- 5.21 The development provides a high-quality and contextually responsive scheme that optimises the site's potential while respecting its setting. Through a carefully considered approach to height, density and built form, the proposals support the objectives of the Core Strategy policies CC9, EN2 and DM1; PFE policies JP-H1, JP-H4 and, JP-P2; and the NPPF paragraphs 131, 135, 137 and 139.

Design and Appearance

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Core Strategy Policy EN2: Tall Buildings
- Saved UDP Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-H3: Type, Size and Design of New Housing

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance 2017

- 5.22 The design of the proposed development has been informed by a detailed understanding of the site's character, history, and surrounding context. The aim is to deliver a scheme that reflects the identity of Moss Side while offering a high-quality, contemporary environment for future residents.
- 5.23 The layout and external appearance of the buildings respond directly to local character. The design incorporates familiar materials such as red and buff brick to reflect the traditional terraces that once occupied the site, alongside modern elements including carefully detailed window treatments, chamfered bays and brickwork patterns. These features help break up the elevations, create rhythm and interest, and contribute to a sense of place.

- 5.24 Design quality has been considered throughout the process. Facades are designed with clear entrances, generous glazing, and private outdoor spaces such as balconies, gardens or roof terraces. The scheme promotes active frontages and a safe, welcoming public realm.
- 5.25 The proposals are consistent with PfE Policies JP-H3, which encourages innovation in housing development where it is consistent with the principles of good design and contributes to local distinctiveness. The design supports this objective by providing good-quality homes in a scheme that is attractive, functional, and integrated with the wider neighbourhood. Rooftop gardens, shared spaces and improved walking routes contribute to a well-connected and inclusive environment.
- 5.26 The proposals align with the aims of Chapter 12 of the National Planning Policy Framework, which promotes high-quality and beautiful places. The layout, architecture and materials all work together to create a development that is attractive, easy to navigate, and designed to last. The proposals also reflect good practice as set out in the National Planning Practice Guidance, including early engagement with the community and design evolution based on feedback.
- 5.27 Overall, the design and appearance of the proposed development reflect a thoughtful and locally informed approach which is considered compliant with local and national policy.

Inclusive Design

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC10: A Place for Everyone

Places for Everyone Joint Development Plan (2024)

- JP-H3: Type, Size and Design of New Housing

Material Considerations and Guidance

- NPPF Section 12 - Achieving well-designed places
- Manchester Residential Quality Guidance 2017

- 5.28 The proposed development has been designed to be inclusive, ensuring that the homes and shared spaces are welcoming, accessible and suitable for a wide range of people, regardless of age, ability or background. The layout, mix and design of dwellings respond to the needs of the Moss Side community, where demand for adaptable and family-oriented housing remains high.
- 5.29 The scheme aligns with Core Strategy Policy CC10 by contributing to the creation of a mixed, balanced and inclusive neighbourhood. Homes have been designed to suit a variety of households, including families with children, older persons, and people with mobility needs. The development supports social integration through a layout that promotes walkability, visibility and interaction between different parts of the site.
- 5.30 A key part of the design approach has been to ensure that homes are both adaptable and accessible. In line with PfE JP-H3 (Type, Size and Design of New Housing), the development provides a broad mix of unit types, including one to five-bedroom homes, and a dedicated older persons' block (Block C). This range reflects the needs of different groups and supports opportunities for people to remain in the community as their needs change over time.

- 5.31 Twelve of the ground-floor units and a further twelve units on the upper floors of the older peoples' block (Block C) are designed to meet M4(3) wheelchair user standards, offering step-free access and layouts that support independent living. The remaining 188 units meet M4(2) accessible and adaptable standards. These homes include wider corridors, level thresholds, and bathrooms that can be adapted if needed. Entrances are clearly defined, with natural surveillance and secure access to encourage confidence and ease of use.

Climate Change, Sustainability and Energy Efficiency

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN4: Reducing carbon emissions by enabling low and zero carbon development
- Core Strategy Policy EN5: Strategic areas for low and zero carbon decentralised energy infrastructure
- Core Strategy Policy EN6: Target framework for CO2 reductions from low or zero carbon energy supplies
- Core Strategy Policy EN8: Adaptation to climate change
- Core Strategy Policy EN9: Green Infrastructure

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S3: Heat and Energy Networks
- Policy JP-S5: Flood Risk and the Water Environment
- Policy JP-S5: Clean Air
- Policy JP-S6: Resource Efficiency
- Policy JP-G2: Green Infrastructure Network
- Policy JP-G6: Urban Green Space
- Policy JP-P1: Sustainable Places

Material Considerations and Guidance

- Manchester Residential Quality Guidance 2017
- NPPF Paragraph 164
- NPPF Paragraph 166

- 5.32 The Energy Statement prepared by TWC confirms that the development adopts a 'fabric first' approach, meaning the building materials and design have been selected to minimise heat loss and maximise energy efficiency from the outset. This includes high levels of insulation, good air tightness, and efficient ventilation systems. This supports Core Strategy Policy EN4. All homes are designed to achieve a minimum Energy Performance Certificate (EPC) rating of B, in line with PFE policy JP-S2.

- 5.33 To meet local and national policy targets, each building also includes solar photovoltaic (PV) panels on the roofs. These panels help supply renewable electricity directly to the homes, reducing reliance on the grid and supporting long-term affordability for residents.

- 5.34 Heating systems for the homes will use electric panel heaters for space heating and air source heat pumps for water heating, offering a cleaner, lower carbon alternative to gas boilers. This mixed approach is well-suited to the design and helps keep overall energy demand low.

- 5.35 The development also complies with the Building Regulations Part O, which aims to prevent overheating in homes, which is especially important in the context of Core Strategy Policy EN8 and PfE policy JP-S1 (Sustainable Development). Mechanical cooling has been introduced only in specific dwellings where compliance with Part O using natural ventilation alone was not achievable, also aligned with PfE policy JP-S5 and ensuring occupant wellbeing.
- 5.36 The integration of on-site renewables, low-carbon technologies, and passive design features means the proposal complies with the principles of NPPF Paragraphs 164 and 166, which require developments to be resilient to climate change and support the transition to a low carbon future.

Amenity space and access to open space

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN11: Quantity of open space, sport and recreation
- Core Strategy Policy EN12: Area priorities for open space, sport and recreation

Places for Everyone Joint Development Plan (2024)

- Policy JP-P1: Sustainable Places
- Policy JP-P6: Health
- Policy JP-G6: Urban Green Space

Material Considerations and Guidance

- Manchester Residential Quality Guidance 2017
- NPPF Section 8: Promoting healthy and safe communities
- NPPF Section 12: Achieving well-designed places

- 5.37 The proposed development at Barnhill Street/Raby Street in Moss Side has been carefully designed to deliver high-quality, accessible, and inclusive public realm features. These spaces promote physical and mental wellbeing, support biodiversity, and enhance local character.
- 5.38 As explained in full in the submitted Design & Access Statement and landscape strategy, the proposed development will provide for substantial areas of new high-quality amenity space.
- 5.39 The scheme proposes a Community Pocket Park, which includes informal natural play features, picnic seating, and wildlife-friendly planting. A number of rooftop terraces and urban growing spaces will enhance the quality of life for the residents by providing a protected, quiet area of urban growing with plants, trees and seating. These spaces provide important opportunities for social interaction, recreation, and connection with nature supporting the aims of Core Strategy Policies EN11 and EN12 to improve the quantity and quality of open space, particularly in areas of deficiency such as Moss Side.
- 5.40 The proposal aligns with PfE policy JP-G6 (Urban Green Space) by integrating multiple green elements across the site, including wildflower turf, rain gardens, fruiting trees, and species-rich lawns. These features enhance biodiversity and help mitigate surface water runoff. The Pocket Park and communal areas also reflect the principles of JP-P6 by encouraging outdoor activity and providing calm, restorative spaces for residents.

5.41 Permeability and connectivity have been well considered. There are several pedestrian access points from the surrounding streets, and clear, direct routes through the site allow residents and visitors to move safely and easily. The use of permeable paving and rain gardens further supports sustainable drainage and aligns with wider sustainability goals under PfE policy JP-P1.

5.42 Street-facing frontages are enhanced with low walls, railings, and planting buffers, creating a secure but welcoming interface between private dwellings and public space. Importantly, the landscape strategy also contributes to NPPF Section 8 (Promoting Healthy and Safe Communities) by creating spaces that are inclusive, accessible, and designed to foster wellbeing and community interaction.

Access to Open Space

5.43 Part of the application site currently comprises modified grassland, interspersed with occasional areas of hardstanding. This area is not designated as 'open space' in any adopted planning policy or evidence base document.

5.44 Whilst provision for amenity space is made within the scheme, the development will also have good access to existing open spaces.

Table 5.1: Existing Open Spaces in the Vicinity of the Application Site

Park/open space name	Distance from site	Size	Facilities
Moss Side Community Park	3min walk (150m)	2.7 ha	Children's play area, multi-use games area (MUGA)
Millennium Park	5min walk (250m)	0.9 ha	Children's play area, basketball area
Alexandra Park	8min walk (400m)	24 ha	Children's play areas, tennis courts, multi-use games area (MUGA), cricket square, café, toilet facilities, sports changing rooms, accessible changing rooms, community rooms for hire, football pitch, bike hub, fishing lake
St. Mary's Park	9min walk (450m)	0.6 ha	Children's play area (ages 3-6), adventure climbing frame, football pitch, 5-a-side court
Old Birley Street Open Field	11min walk (550m)	1.1 ha	Amenity grass
Snyder Park	11min walk (550m)	0.5 ha	Amenity grass

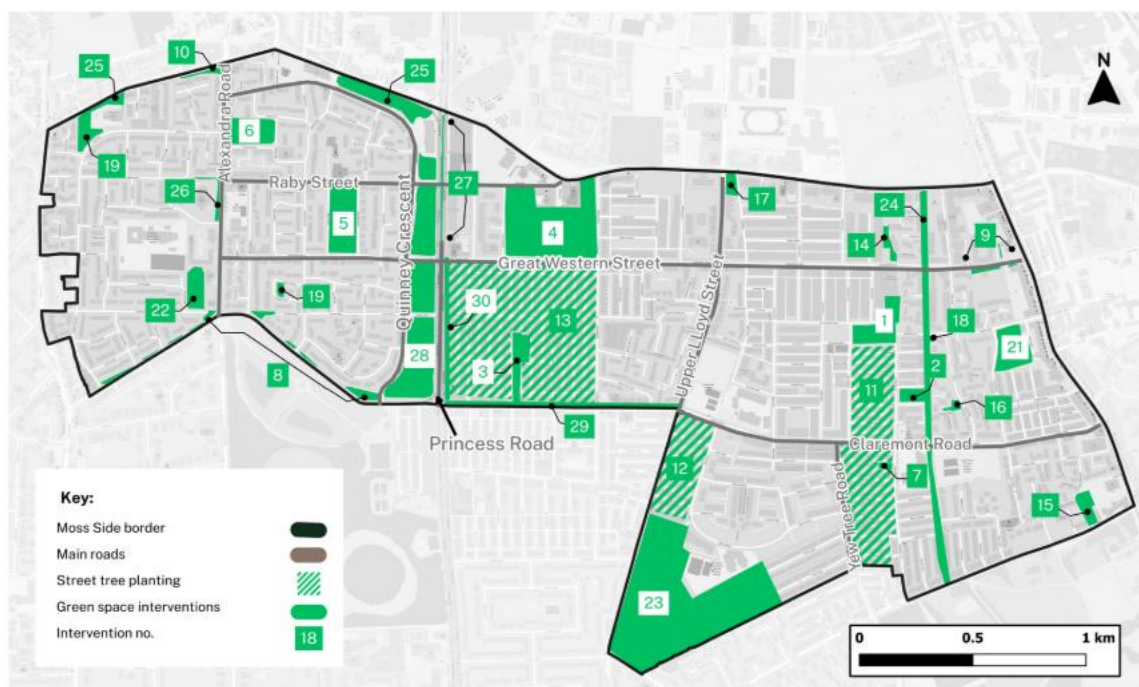
Contribution to Sow the City Initiatives

5.45 In delivering new space and planting, the proposals will also make a significant contribution to the Sow in the City initiative.

5.46 Sow the City is a Manchester-based social enterprise which seeks to create greener cities and connect people with nature. Sow the City's 'The Nature of Moss Side' report (January 2025) aims to understand the green spaces in Moss Side, how they are used, how they can be improved and priority areas for introduction of new green space. The report includes a plan for improving access to green spaces in Moss Side, boosting biodiversity and increasing resilience in response to the changing climate.

5.47 It identifies a number of interventions designed to contribute to these objectives, as illustrated on Figure 5.1 overleaf. These include tree planting along Princess Road, which is provided for as part of the scheme's landscape proposals.

Figure 5.1: Plan showing Sow the City's recommended interventions in Moss Side



5.48 The applicant is committed to working closely with Sow the City in order to deliver these benefits for the Moss Side community. This includes prioritising, if possible, local, rather than national, habitat banks for the delivery of BNG credits.

Archaeology and Heritage

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN3: Heritage
- Core Strategy Policy DM1: Development Management
- Policy CC9: Design and Heritage
- Saved UDP Policy DC20: Archaeology

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development
- Policy JP-P2: Heritage

Material Considerations and Guidance

- NPPF Paragraph 8: Promoting healthy and safe communities
- NPPF Section 16: Conserving and enhancing the historic environment (Paragraphs 207, 208, 212, 213, 214, 215 and 216)

Archaeology

- 5.49 A desk-based Archaeological Assessment was prepared by Salford Archaeology in July 2023 to support an earlier version of the scheme, which encompassed the current Barnhill Street/Raby Street application site together with two additional sites that no longer form part of the development proposals. Given the subsequent closure of Salford Archaeology, it has not been possible to update this report to reflect the latest proposal. Nonetheless, we consider that the report's findings in relation to the current application site (known as 'Site 1' within the Archaeological Assessment) remain valid and sufficient to allow the City Council to assess the potential archaeological impacts of the development.
- 5.50 The assessment confirms that Site 1 was fully developed by the late 19th century with typical Victorian terraced housing, which was cleared during the 20th century. Although there may be some residual buried remains such as foundations or yard surfaces, these are judged to be of low archaeological significance.
- 5.51 Several pubs and clubs, including the Reno nightclub, operated along the western and northern boundaries of the application site from the 1960s until the 1980s when the buildings were demolished. The site was subject to a community excavation undertaken by Salford Archaeology in 2017, which revealed the basement of the properties at the junction of Princess Road and Moss Lane East, including the footprint of the former Reno club.
- 5.52 Given the limited potential for uncovering new or meaningful heritage information, the Archaeological Assessment concludes that no further archaeological work is necessary prior to development.
- 5.53 This supports the view that the site can be brought forward for development without adverse impact on heritage assets and aligns with local and national planning policy objectives relating to the historic environment.

Heritage

- 5.54 The application site does not contain any Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens, and it does not fall within a Conservation Area. The site does not contain any non-designated heritage assets that are recorded on the Historic Environment Record.
- 5.55 A Grade II listed building, known as Westwood House or Westwood Cottages (List Entry Number: 1270885), lies to the south-east of the application site set back from the road on the opposite side of Raby Street. Due to the nature of the proposal and the surrounding area, which has historically been characterised by high-density residential development, it is not considered that the asset would experience any material change in its setting or significant effect on its heritage value.
- 5.56 It is therefore considered that the proposal will cause no conflict with the relevant national and local policies relating to heritage, including Section 16 of the NPPF, Core Strategy Policy CC9 and PpE Policy JP-P2.

Ecology, Arboriculture and Biodiversity Net Gain

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN9: Green Infrastructure
- Core Strategy Policy EN15: Biodiversity and Geological Conservation

Places for Everyone Joint Development Plan (2024)

- Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity

- Policy JP-G7: Trees and Woodland
- Policy JP-G6: Urban Green Space
- Policy JP-G2: Green Infrastructure Network

Material Considerations and Guidance

- NPPF Section 15 (paragraphs 193, 200 and 201)

Ecology and Biodiversity

- 5.57 A Preliminary Ecological Appraisal has been prepared by Urban Green to assess the ecological value of the site at Barnhill Street/Raby Street, Moss Side, and to identify any potential ecological constraints associated with the proposed development.
- 5.58 The appraisal includes a desk-based review and an extended Phase 1 habitat survey undertaken in March 2023. The site was found to consist primarily of hardstanding and buildings, with small areas of introduced shrub, scattered trees, and species-poor grassland, all considered to be of low ecological value.
- 5.59 No evidence of protected species was recorded during the site visit. However, some features, such as the buildings and mature trees, were assessed as having low to moderate potential to support roosting bats or nesting birds.
- 5.60 The report recommends precautionary measures during any demolition and vegetation clearance, including checks for nesting birds and further bat activity surveys prior to works affecting buildings or trees with potential for roosts.
- 5.61 The application submission includes a Bat Survey Report produced by Urban Green in October 2023, following three nocturnal surveys on 119 Raby Street, the southernmost existing building on the site which is abandoned and in substantial disrepair. A roost was identified and assessed to comprise a non-breeding transitional roost for common pipistrelle bats of 'low conservation status'.
- 5.62 The report therefore recommended that works are carried out under a Natural England Bat Mitigation Class Licence in order to provide appropriate mitigation and suitable roost replacement (compensation).
- 5.63 The 2025 bat survey work is currently being updated, and the revised versions of the reports will be issued to the local planning authority in due course as part of the planning application process.
- 5.64 Opportunities for biodiversity enhancement have been identified in line with national and local policy objectives. These include the incorporation of native planting, bird and bat boxes, and the creation of habitats suitable for invertebrates, which would help to deliver a measurable biodiversity net gain.
- 5.65 The assessment concludes that, subject to the recommended mitigation and enhancement measures, the proposed development would not result in significant adverse effects on ecology and provides opportunities for meaningful ecological improvements on site.
- 5.66 The ecological assessments undertaken and submitted in support of this proposed scheme meets the requirements of Core Strategy Policy EN15.
- 5.67 A Biodiversity Net Gain (BNG) Assessment has been prepared by Urban Green to support the application. The report confirms that a range of measures will be delivered on site to enhance ecological value. These include the creation of urban wildflower grassland, woodland and scrub habitats, species-rich native hedgerows, and the

planting of native and ornamental trees and shrubs. The landscape strategy also incorporates features to support pollinators and other wildlife, such as flowering lawns and nectar-rich planting.

- 5.68 The assessment identifies that, while these enhancements provide a diverse range of new habitats, the proposed development will result in a net loss of habitat biodiversity units on site, with an overall decrease of 49.34%. However, the scheme will deliver a net gain of 9.41% in hedgerow biodiversity units through new native species-rich hedgerows along street frontages and open spaces. To meet the required 10% overall net gain, the applicant proposes to deliver 1.08 habitat units off site through an appropriate offsetting arrangement. Ideally these will be delivered within the Moss Side community and the applicant would wish to work with the planning authority to consider how this could be delivered.
- 5.69 In line with the MSV's commitment to investing in the Moss Side community, including local biodiversity, it is their preference that any BNG credits purchased in relation to this development be sourced from local habitat banks, rather than from national schemes.
- 5.70 The BNG strategy is consistent with the requirements of the Environment Act 2021 and aligns with core strategy policies EN15, PFE policies JP-G9 and NPPF policies 193, 200 and 201. Through a combination of on-site habitat creation and off-site compensation, the development will achieve measurable biodiversity gains and secure long-term ecological improvements.

Trees

- 5.71 An Arboricultural Impact Assessment (AIA) has been prepared by Urban Green in accordance with BS 5837:2012 to assess the potential impact of the proposed development on existing trees at the site.
- 5.72 The survey identified four individual trees and one tree group within the site or along its boundaries. Three of these trees were assessed as moderate quality (Category B), and the remainder as low quality (Category C). None of the trees are subject to Tree Preservation Orders, and the site does not lie within a Conservation Area.
- 5.73 The proposed development will require the removal of all existing trees. While two of the trees offer some contribution to the local character, the impact of their loss is considered to be moderate and localised.
- 5.74 To mitigate the tree loss, a comprehensive landscape strategy will be delivered as part of the development, including replacement tree planting and enhancements to public realm green infrastructure.

Traffic, Transport and Accessibility

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy T1: Sustainable Transport
- Core Strategy Policy T2: Accessible Areas of Opportunity and Needs
- Core Strategy Policy CC5: Transport

Places for Everyone Joint Development Plan (2024)

- Policy JP-C1: An Integrated Network
- Policy JP-C3: Public Transport
- Policy JP-C4: Streets for All
- Policy JP-C6: Walking and Cycling

- Policy JP-C7: Transport Requirements of New Development

Material Considerations and Guidance

- NPPF Section 9: Promoting Sustainable Transport

- 5.75 Eddisons has prepared a Transport Assessment to support the planning application. The assessment sets out the approach to encouraging sustainable travel and considers the impact of the development on the surrounding road network.
- 5.76 The report concludes that the site is in a highly sustainable location, with good access to public transport, walking and cycling routes. The development will be accessed by two vehicle entrances on Barnhill Street, with additional pedestrian access from Princess Road and Raby Street. Secure cycle parking will be provided at one and a half spaces per dwelling, and 63 car parking spaces are proposed. Twenty percent of these will include electric vehicle charging. A Car Club is also planned, giving residents access to shared vehicles.
- 5.77 The proposed parking provision is considered appropriate to the nature of the development and the sustainable location, with a full range of services available within walking distance.
- 5.78 The development is expected to generate around 51 vehicle trips in the weekday morning peak and 53 in the evening peak. These levels of traffic are low and spread out across several roads. The Transport Assessment shows that nearby junctions, including Moss Lane East and Barnhill Street, will continue to operate within capacity after the development is built. Overall, the additional traffic will not cause significant problems on the local road network.
- 5.79 The report includes a number of actions to encourage people to travel in more sustainable ways. A Travel Plan Coordinator will be appointed before the first homes are occupied. They will manage and promote the Travel Plan over time. Prospective residents will receive travel packs with information about walking and cycling routes, local bus services, and car sharing options. These measures will help reduce the need to travel by private car.
- 5.80 The proposals meet the aims of national and local planning policy. The development supports the objectives of core strategy policies T1, T2 and T3, and is in line with the NPPF Section 9. It also reflects the principles of the recently adopted PfE plan, particularly policies JP-C1, JP-C3, JP-C4, JP-C6 and JP-C7. The proposals are therefore considered acceptable in terms of transport and highways.

Car Parking

- 5.81 The application scheme will provide for 63 car parking spaces (including four disabled spaces), which equates to 30% provision. This level of provision was arrived at in dialogue with Manchester City Council as the local planning and highway authority, and supported by evidence of the excellent multi-modal accessibility of the site, the availability of local amenities within walking distance of the site, and likely occupier demand, as summarised in the submitted Transport Assessment.
- 5.82 In particular, the Transport Assessment identifies that:
- The location of the site is accessible by bus, tram and rail, and will assist in promoting a choice of travel modes other than the private car for the development's residents and visitors.

- The site is also accessible by cycle, with a number of national cycle routes being located within close proximity of the site. Cycle parking will be provided at 150%, which will further encourage access by this sustainable mode of transport.
- A Car Club will be promoted within the development, which has significant potential to reduce primary and secondary car ownership and use.
- The nature of the proposal is likely to result in lower-than-average levels of car ownership among residents. 33% of the proposed dwellings will be 1-bed and 50% will be 2-bed. Census data supports that 68% of flat, maisonette or apartments with one usual resident aged 17 or over in household normally do not have a car.
- Similarly, affordable housing schemes tend to accommodate households with relatively lower levels of car ownership. Census data shows that 65% of social rented properties (i.e. properties rented from the local authority or housing association) do not have a car – likely a significant saving for household budgets.
- Given that parking will be allocated to specific units, prospective occupiers will be aware of the level of availability and the development is likely to attract residents with low car ownership that are comfortable walking, cycling and/or using public transport. This conclusion is supported by research by Transport for London, which found that developments with more car parking have residents who are more likely to own cars, and that as people's alternatives get better, fewer choose to own a car.
- In addition, residents and visitors will be encouraged to travel by sustainable modes from the outset through the implementation of a robust Travel Plan at the site. The Travel Plan would highlight the benefits of travelling by on foot, by cycle, and by public transport.

5.83 Notwithstanding this, as evidenced in the Assessment, existing on-street parking is available in the vicinity of the site to cater for visitors, delivery drop-offs, etc.

5.84 As a consequence, the proposed level of parking provision is acceptable and justified in this location, particularly in light of the PfE and other adopted policy and guidance which seeks to reduce dependency on unsustainable transport modes for environmental reasons.

Local Environment and Amenity

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy EN16: Air Quality
- Core Strategy Policy EN2: Tall Buildings
- Saved UDP Policy DC26: Development and Noise

Places for Everyone Joint Development Plan (2024)

- Policy JP-P6: Health
- Policy JP-S6: Clean Air
- Policy JP-S1: Sustainable Development
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing

Material Considerations and Guidance

- NPPF Section 11: Making effective use of land
- NPPF Section 12: Achieving well-designed places

- NPPF Section 15: Conserving and enhancing the natural environment
- GD03 Environmental Protection
- GD05 Planning and Noise

Air Quality

- 5.85 An Air Quality Assessment has been prepared by Redmore Environmental Ltd to evaluate potential air quality impacts associated with the proposed residential development. The report considers both the current air quality at the site and any potential impacts resulting from the proposed scheme.
- 5.86 The assessment reviewed existing air quality data, local monitoring results, and emissions modelling to determine whether national air quality objectives are likely to be met at the site, particularly for nitrogen dioxide and fine particulate matter.
- 5.87 Results confirmed that existing air quality at the site is within relevant health-based standards and that future residents would not be exposed to pollutant levels above national air quality objectives. The site is located outside of any Air Quality Management Area (AQMA), and pollutant concentrations are expected to continue improving over time.
- 5.88 The potential impact of construction activities was also considered. The assessment found that, with appropriate mitigation measures in place such as dust control on site, any short-term effects during the construction period can be effectively managed and are unlikely to affect local air quality.
- 5.89 The impact of traffic associated with the completed development was also modelled. The results show that the small increase in vehicle movements would have a negligible effect on local air quality, with predicted pollutant levels remaining well within objective limits at nearby sensitive locations.
- 5.90 A Construction Management Plan (Construction Phase Plan) prepared by Caddick will support the scheme in order to reduce potential effects associated with fugitive dust emissions during construction as far as practicable. Based on the inclusion of these measures, air quality effects associated with dust emissions are predicted not to be significant.
- 5.91 Overall, the report concludes that air quality does not present a constraint to the proposed development. The assessment aligns with the requirements of local and national planning policy, including Manchester Core Strategy Policy EN16, Policy JP-S5 of the PFE and Paragraph 187(e) of the NPPF.

TV and Broadband Reception

- 5.92 A Television and Radio Reception Impact Assessment has been prepared by GTech Surveys Limited to consider the effects of the Proposed Development on local reception of television and radio broadcast services, in line with Manchester City Council validation requirements for developments over four storeys.
- 5.93 The assessment confirms that digital terrestrial television (Freeview) signals are strong across the study area, with all surveyed properties aligned to the Winter Hill transmitter.
- 5.94 While widespread interference is not expected, the assessment identifies a risk of signal degradation for properties immediately southeast of the site, including Westwood Cottages on Raby Street.

5.95 In such cases, standard mitigation in the form of antenna betterment or relocation is considered sufficient to restore optimal service. No interference to digital satellite services (e.g., Freesat or Sky) is expected, as there are no satellite dishes located within theoretical signal shadow zones. Similarly, due to robust coverage and resilient technology, the Proposed Development is not expected to affect VHF (FM) radio reception.

5.96 Similarly, a Broadband Connectivity Assessment has been prepared by GTech Surveys. The findings indicate that existing broadband infrastructure and good connectivity are already available, with BT Openreach fibre installed on-site and along surrounding streets. As a result, good download speeds are likely to be experienced by future residents.

Daylight, Sunlight and Overshadowing

5.97 A Daylight and Sunlight Assessment has been undertaken by GIA to understand the potential effects of the proposed development on neighbouring residential properties.

5.98 The report focuses on the Clockworks apartments, which lie directly south of the application site and are the only neighbouring residential buildings close enough to be affected. Using 3D modelling, the study analysed the impact on daylight and sunlight to 59 relevant windows serving 40 habitable rooms within the apartments.

5.99 Of the rooms assessed, 28 fully meet the BRE's recommended daylight levels. Twelve rooms experience reductions in daylight that exceed the guidance thresholds, but this is largely due to the existing site being mostly open and undeveloped, allowing unusually high daylight levels that are not typical of an urban environment. The BRE guidance acknowledges that in such cases, reductions may occur as part of the process of urban regeneration and when development seeks to reflect the height and character of its surroundings.

5.100 Where impacts are identified, they are mostly minor and are often a result of balconies or the architectural form of the Clockworks apartments themselves. The study also found that the overall retained daylight levels are appropriate in context, particularly in an urban location such as Moss Side where more compact development is expected to support regeneration and efficient land use.

5.101 Sunlight (Annual Probable Sunlight Hours) was not assessed in detail because the affected windows face north and therefore do not receive direct sunlight under normal conditions, in line with BRE guidance.

5.102 In summary, while there will be some changes in daylight levels for a small number of rooms, the overall impact is considered acceptable in planning terms.

Privacy and Overlooking

5.103 The proposed development has been designed to maintain a respectful relationship with the existing apartment block on Raby Street. The building has been set back to provide a suitable degree of separation, helping to protect the privacy of neighbouring residents. Window placement and internal layouts have been carefully considered to reduce the potential for direct overlooking, particularly between primary living spaces. These design measures ensure that the development responds sensitively to its context and supports a good standard of amenity for both new and existing residents.

Noise

5.104 A Noise Impact Assessment has been prepared by Azymuth Acoustics UK, including baseline environmental noise monitoring undertaken between May 2023 and April 2025. This included site-wide assessments and focused

measurements of key surrounding noise sources, including Princess Road, the Heineken Brewery, and the West Indian Sports & Social Club (WISSC).

- 5.105 The assessment demonstrates that, with consideration of appropriate glazing and ventilation measures, suitable internal noise levels can be achieved across the development in accordance with the guidance of British Standards 8233:2014, BS4142:2014+A1:2019, and Manchester City Council's Planning and Noise Technical Guidance.
- 5.106 The acoustic survey confirmed that Princess Road and Moss Lane East are the primary sources of road traffic noise, with levels typically ranging between 66–71dB LAeq (day) and 63–66dB LAeq (night). These facades were assessed as posing a medium-high to high risk of adverse noise impact under the ProPG guidance.
- 5.107 Noise levels from the West Indian Sports & Social Club during a typical evening event reached 70dB at 63Hz and 61dB at 125Hz at the site boundary. With windows open, predicted internal levels would exceed Manchester City Council's low-frequency criteria. However, with windows closed and acoustic glazing installed to Azymuth's specification, internal levels are predicted to meet the required thresholds.
- 5.108 Noise from the Heineken Brewery was recorded at between 54–59dB LAeq at the closest façade. BS4142 assessments show exceedances of background levels (L90) by up to 7dB, but when assessed in context, and with appropriate acoustic design measures, this noise source is not expected to result in adverse effects.
- 5.109 This understanding of the relationship between the proposed scheme and the acoustic environment are reflected in detailed acoustic and amenity management measures incorporated into the scheme including:
- high quality glazing systems, including acoustic glazing and frames;
 - the use of Mechanical ventilation systems; and
 - external brick wall systems of suitably high acoustic performance.
- 5.110 The report concludes that the proposed development complies with local and national planning policy, including Manchester Core Strategy Policy DM1 and Paragraph 200 of the NPPF, subject to implementation of the mitigation measures recommended, which include high-performance glazing systems, mechanical ventilation, and suitable building fabric performance.
- 5.111 Specifically, the proposed development can be integrated effectively into the local environment and will not impact on the future operation of existing local businesses and community facilities, including the WISSC and the Heineken Brewery.
- Odour**
- 5.112 An Odour Assessment has been prepared by Redmore Environmental Ltd to assess the suitability of the proposed residential development at Barnhill Street/Raby Street, Moss Side, with particular regard to odour emissions from the adjacent Heineken brewery.
- 5.113 The assessment follows the methodology set out in the Institute of Air Quality Management's (IAQM) Guidance on the Assessment of Odour for Planning (v1.1, 2018) and considers relevant national and local plan policy, including Manchester Core Strategy Policy DM1 and Paragraph 191 of the NPPF.
- 5.114 As explained within the Odour Assessment report, the prevailing wind directions in recent weeks have prevented the completion of new field odour surveys at the application site. Nonetheless, the report assesses the risk of potential odour impact using a standard industry method, involving consideration of a number of factors relating to the

brewery including the scale and nature of the potential emission sources, the location of the proposed development and the prevailing meteorological conditions. This information is supplemented with data recorded during field surveys undertaken in 2023. New surveys will be completed as soon the suitable climate conditions are present. The Odour Assessment will then be updated, following completion of the relevant monitoring, and the revised Assessment submitted during the planning process.

- 5.115 The brewery, located approximately 20 metres north of the development site, operates under an Environmental Permit regulated by the Environment Agency, which includes conditions to manage odour emissions.
- 5.116 Odour generating activities at the brewery take place within enclosed buildings, and emissions are released through tall stacks designed to help disperse any odours effectively. These operational measures significantly reduce the potential for odour to affect surrounding areas. As a result, the brewery was assessed as having a medium potential to produce odour under typical operating conditions.
- 5.117 The site is generally located upwind of the brewery, meaning that prevailing winds tend to carry any odour away from the development. Combined with the distance between the site and the brewery, and the way odours are managed and dispersed, the likelihood of any noticeable odour reaching the development has been assessed as low to moderate.
- 5.118 While residential uses are considered more sensitive to odour, the overall assessment, based on source controls, wind direction, and separation distance, indicates that the potential impact at the site would be slight. This suggests that any odour, if present at all, would be minimal and not expected to affect the amenity of future residents.

Wind Microclimate

- 5.119 A Wind and Microclimate Assessment has been prepared by GIA using high resolution Computational Fluid Dynamics (CFD) modelling to assess the pedestrian level wind environment at the site and surrounding area.
- 5.120 The assessment confirms that there are no wind safety risks associated with the proposed development, either on site or in adjacent areas. Wind comfort conditions for all key locations, including building entrances, amenity gardens, private terraces, balconies, and nearby bus stops, are assessed as either suitable or consistent with the baseline in both summer and winter seasons.
- 5.121 While one proposed communal garden area was initially assessed as slightly windier than the target conditions, this was based on a conservative scenario without any landscaping. Once the proposed trees and boundary treatments are accounted for, the space is expected to meet sitting comfort targets and be suitable for its intended use.

Waste Management and Servicing

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy EN19: Waste

Places for Everyone Joint Development Plan (2024)

- Policy JP-C7: Transport Requirements of New Development
- Policy JP-S7: Resource Efficiency

Material Considerations and Guidance

- GD04 Waste Storage and Collection Guidance for New Developments

- 5.122 The proposed development incorporates a comprehensive waste management strategy that ensures safe, convenient and sustainable refuse storage and collection for all residents. As outlined in the Design & Access Statement, each residential block includes dedicated bin stores located at ground level with direct access from the street or service areas.
- 5.123 The layout supports easy access for refuse vehicles without disrupting pedestrian movement or creating visual clutter. This approach aligns with Core Strategy Policy DM1, which requires practical servicing arrangements, and Policy EN19, which seeks to minimise environmental impacts associated with waste through effective design.
- 5.124 The strategy also supports the aims of PFE Policies JP-C7 and JP-S7 by promoting operational efficiency and resource-conscious development. The provision of clearly defined, accessible waste and recycling stores within each core helps to encourage responsible waste separation and reduce contamination. Refuse stores have been sized to accommodate appropriate bin volumes based on projected household occupancy and collection frequency, supporting long-term functionality and enabling the development to meet modern sustainability and resource management standards.

Flood Risk and Drainage

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN14: Flood Risk
- Core Strategy Policy EN17: Water Quality
- Core Strategy Policy DM1: Development Management
- Manchester and Salford Strategic Flood Risk Area

Places for Everyone Joint Development Plan (2024)

- Policy JP-S5: Flood Risk and the Water Environment

Material Considerations and Guidance

- NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change (Paragraphs 161 and 162 and 167)

- 5.125 The submitted Flood Risk Assessment and Drainage Strategy prepared by SGI demonstrates that the proposed development has appropriately assessed all relevant sources of flood risk, including fluvial, pluvial, groundwater and reservoir breach scenarios, in line with the requirements of the NPPF, Section 14 and Manchester's Local Plan policies.
- 5.126 The site lies within Flood Zones 1 and 2. In accordance with NPPF paragraphs 161 and 162, the development has incorporated a series of flood mitigation measures to reduce risk to future residents and surrounding land.
- 5.127 Finished floor levels will be set a minimum of 600mm above the 1 in 100 year plus 35% climate change flood level, ensuring that dwellings are protected from fluvial flooding. The site layout also incorporates a flood free pedestrian access route to Princess Road, providing safe egress during a flood event.

- 5.128 In line with Core Strategy Policy EN14 (Flood Risk) and the Manchester and Salford Strategic Flood Risk Area guidance, the scheme applies appropriate mitigation measures and sustainable drainage design to manage flood risk on and off site. The development is located within a Critical Drainage Area and, in response, runoff rates will be restricted to 12.1 l/s, with surface water attenuation designed for a 1 in 100 year storm event plus 45% climate change allowance.
- 5.129 The proposals also address water quality requirements as set out in Core Strategy Policy EN17 (Water Quality). A combination of SuDS features including green roofs, permeable paving, and rain gardens will provide treatment for surface water prior to discharge. Only clean or treated surface water will be allowed to discharge from the site.
- 5.130 The strategy complies with Policy DM1 (Development Management), ensuring that the site is appropriately serviced and will not contribute to increased flood risk elsewhere. All on site drainage will be managed in accordance with best practice and maintained via an appointed management company.
- 5.131 Furthermore, the scheme aligns with PFE Policy JP-S5 (Flood Risk and the Water Environment), which encourages the use of sustainable drainage systems and climate resilient infrastructure.
- 5.132 The proposed development is therefore considered to comply with local and national policies in terms of flood matters.

Ground Conditions

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN18: Contaminated Land and Ground Stability
- Core Strategy Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development

Material Considerations and Guidance

- NPPF Section 15: Conserving and enhancing the natural environment (Paragraphs 196 to 201)

- 5.133 A Phase 1 Ground Site Assessment has been carried out by E3P for the proposed development. This assessment looked at historical land uses, nearby sources of potential contamination, and existing site conditions to determine whether there may be any risks to future residents or construction workers.
- 5.134 The site has been historically developed and was previously used for residential purposes and commercial buildings. While no evidence of significant contamination was identified at this stage, the report highlights the potential for made ground and shallow contaminants, especially given past urban development in the area. A Phase 2 intrusive investigation has been recommended to confirm ground conditions, assess contamination levels more accurately, and determine whether any remediation will be necessary.
- 5.135 This approach aligns with Manchester Core Strategy Policy EN18, which requires that any risks from contaminated land be properly assessed and managed to ensure the health and safety of occupants. The findings also support Core Strategy Policy DM1, which sets out that development proposals must consider ground conditions and environmental impacts from the outset.

6. Tall Building Appraisal

- 6.1 This section of the Planning Statement has been prepared to complement the Tall Building Assessment prepared by MCAU and presented as part of the Design & Access Statement submitted in support of this application.
- 6.2 This section should be read in conjunction with that Tall Building Assessment.
- 6.3 Core Strategy Policy EN2 Tall Buildings sets out that tall buildings are defined as those which *'are substantially taller than their neighbourhoods and/or which significantly change the skyline'*.
- 6.4 The proposals comprise one 10-storey element and four buildings of 5 to 6 storeys (along with seven townhouses). As noted in the Design & Access Statement, immediately adjacent buildings, namely The Clockworks (6 storeys) and the Heineken Brewery (10 to 11 storey equivalent) already introduce height on this key arterial route into Manchester. Notwithstanding that, this appraisal assesses the proposals in the context of policy and guidance on tall buildings with specific reference to the proposed Block A, at 10 storeys, at the corner of Moss Lane East and Princess Road.

Policy Context

- 6.5 This appraisal and the assessment included in the Design & Access Statement (MCAU, 2025) reflects Policy EN2 Manchester Core Strategy (2012) and the Guidance on Tall Buildings document (2022) prepared by Historic England.

Core Strategy Policy EN2 (2012) - Tall Buildings

- 6.6 Policy EN2 sets out the basis for considering tall buildings in the City.
- 6.7 Proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality; are appropriately located; contribute positively to sustainability; contribute positively to place making, for example as a landmark; and will bring significant regeneration benefits.
- 6.8 The policy notes that a fundamental design objective is to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.
- 6.9 Outside of the city centre and its immediate surroundings, tall building development will be supported where, in addition to the core requirements of Policy EN2, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the city centre, urban context.
- 6.10 Proposals for tall buildings are to consider the impact on the micro-climate and include appropriate measures to create an attractive pedestrian-friendly environment. Applicants are to demonstrate that tall buildings are viable and deliverable.

Tall Buildings – Historic England Advice Note 4

- 6.11 This guidance note is specifically tailored to considered tall buildings in historic environments. Whilst the listed Westwood Cottages are in proximity to the southeast corner of site, but separated from it, the general area is not

considered 'historic'. However notwithstanding that, the Advice Note, alongside Policy EN2, does provide a useful structure within which to consider the proposals.

6.12 The guidance note set outs the potential impacts that tall buildings could have on the (historic) environment:

- Quality of places: the distinctive qualities and values of a place including historic character and context;
- Heritage: understanding the significance of the historic environment and the potential impact on this significance;
- Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views. This includes the setting of heritage assets;
- Functional: the design, embodied carbon and carbon cost, construction and operation;
- Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climatic changes could have upon their fabric, and how they are experienced; and
- Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.

6.13 The Advice Note goes on to suggest that these matters can be considered through considering a number of topics which can be grouped as follows:

- Location, local character and existing height parameters
- Design Quality
- The extent of harm to heritage assets
- Cumulative impacts

6.14 These points along with additional elements drawn from Policy EN2 can be used to structure an appraisal. The appraisal reflects and supports the Tall Building Assessment included in the Design & Access Statement as well as other documents submitted in support of the application.

- Location, local character and existing height parameters
- Design quality and sustainability
- The extent of harm to heritage assets
- Regeneration benefits
- Environmental and cumulative impacts

Tall Building Appraisal

Location, Local Character and Existing Height Parameters

6.15 This is considered in the Design & Access Statement (MCAU, 2025). The immediate local character along Princess Road is mixed in term of use and includes a range of building heights, including the 4 to 6 storey Clockworks development to the immediate south of the site and the 10 to 11 storey equivalent scale of the Heineken Brewery.

6.16 A series of local and wider viewpoints have been prepared to assess how the building will sit in its context. It is considered that these demonstrate that wider visibility of the development will be limited, whilst in a more local context the development will establish an appropriate landmark scale at a key community gateway – counterbalancing the scale of the Heineken Brewery – and at key point on the approach to Manchester City Centre and on a gateway into the Moss Side community.

- 6.17 The approach of a 10-storey 'landmark' element on the corner of Moss Lane East and Princess Road and 5 and 6 storeys on other site frontages are considered appropriate to the location, local character and existing height parameters.

Design Quality and Sustainability

- 6.18 The proposal has been designed to high standards, as set out in the Design & Access Statement. They are reflective of the history of the site and respond to the site's previous role as home to a cultural landmark.
- 6.19 As set out in an Energy Statement submitted in support of this application, the proposals minimise energy demand in the properties through a highly efficient 'fabric-first' approach. Energy efficiency is maximised through the use of robust thermally efficiency building materials and the integration of renewable energy generation in the form of photo voltaics (solar panels).
- 6.20 The development is a highly accessible location, which a full range of facilities within walking distance and with excellent public transport links into the City Centre and elsewhere.

Harm to Heritage Assets

- 6.21 It is not considered that harm will be caused to heritage assets. As set out in the Design & Access Statement, the scheme has been designed in such a way as to include more modest scale at the corner of Raby Street in proximity to the listed Westwood Cottages. The scale in this location is akin to the existing residential properties in this area and the scale established by the Clockworks development. The taller, Block A element of the scheme is some distance from Westwood Cottages, with new lower rise development in between. In terms of views from Westwood Cottages towards Block A, these will be set against the substantial backdrop of the existing Heineken Brewery.

Regeneration Benefits

- 6.22 The scheme will delivery substantial regeneration benefits – not least the delivery of 212 affordable homes on a brownfield site in a sustainable, accessible location. The proposal will create significant employment in construction and a number in on-going management. The properties will help address pressing issues of housing need in Moss Side.

Environmental and Cumulative Impacts

- 6.23 The application is supported by a full suite of technical reports that have considered the potential impacts of the scheme. None of these impacts, either individually or cumulatively, are considered to outweigh the substantial benefits of the scheme.

7. Scheme Benefits and Conclusions

- 7.1 This Planning Statement has been submitted in support of a full planning application for 212 new residential units on land at Barnhill Street/Raby Street, Moss Side. The land comprises a brownfield site in a highly accessible and sustainable location with a full range of services and facilities within walking distance and with excellent public transport links to the city centre and elsewhere.
- 7.2 Moss Side is a vibrant, diverse community. However, there is a pressing need for additional, high quality affordable homes for existing and new residents.
- 7.3 The applicant, MSV has been selected by Manchester City Council, which owns the bulk application site, as its preferred Registered Provider to deliver housing on the site as part of its strategy to increase the supply of high-quality, sustainable, affordable homes in Manchester's communities, including Moss Side.
- 7.4 MSV is a Registered Social Landlord with an established reputation as a longstanding anchor organisation in Moss Side, having worked with the local community for over 60 years. This application and the proposed development reflects MSV's ongoing commitment to Moss Side
- 7.5 The application site provides a rare opportunity in Moss Side to deliver a large-scale, mixed-tenure, fully affordable scheme on a well-connected, prominent site, on a gateway into the community and to the city centre.
- 7.6 Through robust assessment and considered design it is confidently considered that the proposed development can be integrated effectively into the local environment and will not impact on the future operation of existing local businesses and community facilities, including the nearby WISCC and Heineken Brewery.
- 7.7 The proposed 212 new homes will provide much-needed and affordable accommodation for local people and reduce both MSV's and Manchester City Council's housing waiting list. It will also fulfil a variety of other needs and deliver a range of benefits in relation to local housing provision, including:
- 212 new affordable homes;
 - a significant contribution to the Manchester Housing Strategy target of delivering 36,000 new homes, including 10,000 affordable homes, between 2022 and 2032³;
 - the creation of a diverse range of house types, tenures and sizes (including a mix of 1, 2, 3, 4, and 5-bedroom houses and apartments) to cater to the differing needs of a variety of users including first-time buyers, social rent tenants, older people, and families;
 - enabling MSV and others to address issues of overcrowding and underoccupancy in the Moss Side community;
 - the regeneration of a vacant, derelict, brownfield site in a sustainable location;
 - the delivery of development with a high-quality design which respects the character and qualities of the surrounding environment, and complies with Manchester's Space Standards and Manchester's Residential Design Guidance; and
 - the incorporation of a range of sustainable, low-carbon and energy-efficient design measures to support the Places for Everyone strategy and aspiration of achieving net-zero carbon emissions by 2038.
- 7.8 In addition to the benefits associated with the delivery of affordable housing, the scheme will:

³ Manchester Housing Strategy (2022-2032), available here:
https://www.manchester.gov.uk/downloads/download/7463/manchester_housing_strategy_2022-2032 [accessed 3rd July 2025].

- deliver a high-quality landmark for the Moss Side community scheme on gateway site, on an otherwise vacant site;
- provide opportunities, including public arts, to celebrate and interpret the culture history of the site, not least as the former home to the culturally important Reno.
- Create a substantial number of jobs in construction, with opportunities for local people and suppliers promoted through a Local Labour Agreement.
- Create and support more limited, but long-term jobs in the management and maintenance of the properties.
- Resolve the on-going issues associated with the longstanding derelict condition of 119 Raby Street.

Planning Balance

- 7.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where regard is to be had to the statutory development plan in determining an application for planning permission, the determination shall be made in accordance with the development plan, taken as a whole, unless material considerations indicate otherwise.
- 7.10 The proposed development has been assessed against the development plan and found to comply with it when taken as a whole.
- 7.11 Material considerations, including the NPPF, make clear the importance the Government places on the re-use of underutilised brownfield land, which would plainly apply to the proposed development. This Planning Statement has also outlined a range benefits associated with the proposals, which weigh heavily in favour of the application scheme.
- 7.12 Given the above, material considerations do not indicate determining the proposals other than in accordance with the development plan. In such circumstances, it is considered that the proposal can be positively considered by the local planning authority and approved with appropriate conditions.



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