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Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
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Our Ref: PJG/RW/0344
Your Ref: Ryebank, Chorlton

Date: 17 February 2025

Dear Rob

Proposed Residential Development at Ryebank, Chorlton: Application for Full Planning Permission (Planning Portal Reference: PP-13607401)

On behalf of our clients, Step Places, Southway Housing Trust and Manchester Metropolitan University ('the Applicants'), please find enclosed a full planning application for the following development on land off Ryebank Road in Chorlton, Manchester:

'Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.'

The Application Site

The Application Site comprises land in Chorlton, Manchester, bounded to the west by Longford Park, to the east by St John's RC Primary School and the rear of properties on Peveril Crescent and Copley Road, to the north by the rear of properties along Rye Bank Road (located in Firwood, Trafford), and to the south by Ryebank Road and Longford Road.

The Site was previously used as playing fields by Manchester Metropolitan University until 1996, when it became surplus to requirements. The University subsequently permitted limited public access to the Site for lawful sports and pastimes use, however it was closed to the public in 2020 following the discovery of hazardous materials on the surface of the land.

Context to the Planning Application

As part of a wider strategy of consolidating its estate into a single campus site in Manchester City Centre, Manchester Metropolitan University decided several years ago to sell the Site.

Working with Manchester City Council, the University identified the Site as being suitable to meet the need for high quality and affordable housing as part of the Council's wider development plans for the Chorlton area.

Following engagement with the City Council, the University prepared a Development Framework ('the Ryebank Road Development Framework') to define the broad parameters for the future development of the Site. After a period of public consultation on a draft version, this Development Framework was finalised and approved by the Council in June 2019.

Following the approval of the Ryebank Road Development Framework, the University sought a suitable development partner to deliver the scheme and, after careful consideration of a number of different proposals, it selected Step Places as preferred developer for the site in July 2022, alongside Southway Housing Trust.

Following their selection as preferred developers, Step Places and Southway Housing Trust worked with the University to devise a detailed development proposal for the Site, in accordance with the parameters contained within the Ryebank Road Development Framework. The development of the proposals has been informed by an extensive programme of consultation undertaken with the Local Planning Authority, the local community and key stakeholders. The Planning Application being submitted represents the culmination of this process.

The Proposed Development

The proposed development aims to establish a new multigenerational and family-friendly community on the Site, through the delivery of a vibrant, inclusive and high quality residential development.

The scheme would create 120 new homes, comprising a broad mix of housing types including age-friendly affordable apartments, private sale houses, co-housing homes with communal facilities and supported living accommodation for autistic adults.

Areas of high quality amenity space would be created, including a new pedestrian and cycle 'greenway' running through the Site (connecting Ryebank Road and Longford Road in Chorlton to the south with Rye Bank Road in Firwood to the north), an informal pathway network (including improved connections with Longford Park), children's play spaces and retained/new wildlife habitat areas.

Although the majority of the Site is located within the boundary of Manchester City Council, a small area falls within the boundary of Trafford Metropolitan Borough Council. The Planning Application is therefore being submitted to both authorities.

Supporting Plans, Drawings and Documents

The following plans, drawings and documents are being submitted in support of the planning application:

- Completed Application Forms;
- Red-edged Site Location Plan prepared by 5plus Architects;
- Architectural Plans and Drawings (including Drawing Schedule and Accommodation Schedule) prepared by 5plus Architects;
- Proposed Landscape Layout and Landscape Management Report prepared by TPM Landscape;
- Design and Access Statement (including Landscape Strategy, External Lighting Strategy, Waste Management Strategy and completed Waste Management Proforma) prepared by 5plus Architects, with input from TPM Landscape;
- Supporting Planning Statement (including Affordable Housing Statement, Open Space Assessment and Draft Section 106 Heads of Terms) prepared by Asteer Planning;

- Environmental Impact Assessment (covering archaeology, climate change, ecology & trees, ground conditions, human health & socio-economic impacts and archaeology) coordinated by Asteer Planning;
- Air Quality Assessment prepared by Redmore Environmental Limited;
- Biodiversity Net Gain ('BNG') Assessment and completed statutory BNG Metric prepared by Urban Green;
- Blue & Green Infrastructure Statement prepared by Asteer Planning;
- Broadband Connectivity Assessment prepared by Ridge;
- Crime Impact Statement prepared by the Greater Manchester Police;
- Drainage Strategy prepared by Renaissance;
- Environmental Standards Statement (including Energy Strategy) prepared by Ridge;
- Flood Risk Assessment prepared by Renaissance;
- Framework Construction Environmental Management Plan prepared by Aedi;
- Heritage Statement prepared by Heritage Architecture;
- Local Labour Agreement prepared by AEDI;
- Noise Impact Assessment prepared by PDA Acoustics;
- Statement of Community Involvement prepared by Lexington Communications; and
- Transport Assessment (including Framework Travel Plan) prepared by SK Transport Planning.

Payment of the required Planning Application Fee (£43,880 + £70 service charge) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) will be made via the Planning Portal (ref: PP-13607401).

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated. Please do not hesitate to contact Asteer Planning if there are any queries or further information is required in the meantime.

Yours sincerely,

Asteer Planning

Asteer Planning

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For and on behalf of Asteer Planning LLP

Cc. Trafford Metropolitan Borough Council

Enc. Full Planning Application submission