Richard Hutchinson
Challenger Building Services Ltd
140 Lee Lane
Horwich
Bolton
BL6 7AF

15th November 2024

RE: Development on land Greenwood, Wythensahwe.

Dear Richard,

I am writing to confirm in support of the Non Material Amendment being submitted to take account for life safety sysstems requried resulting from a base date change in regulation and specifically relating to Sprinkler tanks, escape staircases and smoke vents.

The development of land at Gladside Road, Wythenshawe will be exclusively housing for general needs. All apartments are designated as affordable housing and will be let at a **Social Rent**.

As a registered provider, we are one of the largest developers of housing assocaition within the wytheshawe district and as a charitable, not for profit provider led by our social purpose we are driven by providing high quality and affordable housing and care for those who need it most.

WCHG properties are private and self-contained, designed to allow residents to live independently within a community setting with excellent public transprotation link removing dependancy from motorised vehicles most of our resisdients can ill aford. A key element of our service is the designated support neighbour staff who is there to ensure day to day life at the development runs smoothly.

Concerning the appropriate level of parking for a scheme of this tenure type, at the beginning of last year WCHG surveyed in regards to our car park use. Headline outcomes as follows;

With 3,156 parking spaces across WCGH rented tenures, that is an average of 31 apartments per scheme with an average of 12 car parking spaces each (38%).

In Summary to this 70% of schemes report that they have sufficent parking to meet demand and 33% advice that they have a suplus of 5 spaces or more.

The NMA application for the 40 unit, to reduce parking to facilitate critical life support systems (178,000l (178m3) sprinkler tank) seeks a parking designation of 55%, 22 spaces including 2 disabled spaces will be provided. From the data provided 35% of existing WCGH residents own a vehicle and as such the parking provision designed into the scheme is expected to appropriately meet the needs of incoming residents.

James Garner
Construction Project Manager
WCGH