

EDEN

Former Clever Clowns Nursery, Greenbrow
Road

Planning Statement



Summary

Following successful pre-application discussions, full planning permission is now being sought for the redevelopment of the former Clever Clowns Nursery, Greenbrow Road, Wythenshawe [the Site]. This application follows the closure of the nursery in December 2022, since which it has lain vacant.

Located in south Wythenshawe, the Site presents the opportunity to deliver a new respectfully designed and fully affordable residential development which will assist in meeting the objectives established in the Council's Core Strategy. Early investment in this vacant site will avoid it falling into a derelict state that would detract from the amenity of this established residential community.

The proposal will secure the delivery of a three-storey apartment block, comprising 20 affordable apartments, supported by parking and landscaping. The development will include a mix of social rented and rent to buy apartments, for which there is a clear and evidenced need. The proposal will be delivered in conjunction with the Wythenshawe Community Housing Group [WCHG], an organisation that has a strong track record of delivering affordable homes in Manchester.

The planning policy framework supports this well-considered and designed scheme, and there are no technical considerations that would preclude the redevelopment of the Site for residential purposes.



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EDN2289 – March 2024

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01 Submission



Submission

This Planning Statement is submitted on behalf of the Applicant, Stockport Developments Ltd, in support of a full planning application for residential development at the former Clever Clowns Nursery, Greenbrow Road, Wythenshawe, M23 2UH [the Site]. This application is submitted to Manchester City Council for consideration.

Full planning permission is sought for:

“Demolition of the existing building, and erection of a three-storey apartment block comprising 20 apartments, supported by access, parking, landscaping, drainage, and all other associated works.”

This Statement confirms that the proposal satisfies the key planning policy tests and summarises the technical reports also submitted in support of this application for Officers.

The Submission

In addition to this Planning Statement, the application is supported by the following technical reports:

- Design and Access Statement prepared by D2 Architects.
- Transport Statement prepared by SK Transport.
- Drainage Management Strategy prepared by Betts Hyrdo.
- Landscape Strategy prepared by Land Studio.
- Phase 1 Geo-Environmental Report prepared by IGE Consulting.
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (including DEFRA 4.0 Metric) prepared by Kingdom Ecology.
- Waste Management Strategy prepared by D2 Architects.
- Noise Assessment prepared by Enviro Solution.
- Air Quality Assessment prepared by Miller Goodall.
- Broadband Connectivity Assessment.
- Crime Impact Statement prepared by Greater Manchester Police.
- Construction Management Plan prepared by Stockport Developments.
- Environmental Standards Statement prepared by Element Sustainability.
- Broadband Connectivity Assessment.

02 Site



Site

The Site is located to the north of Greenbrow Road and is situated c.1.6km west of Wythenshawe Town Centre. It is bounded to the:

- North, by the rear gardens of the terrace properties fronting Barnwood Road, beyond which lies further residential development, and an area of public open space.
- East, by an electrical substation and a recently developed four-storey residential apartment block, beyond which lies a parade of shops.
- South, by Greenbrow Road, beyond which lies further residential development and the M56 Motorway.
- West, by a terrace of residential properties fronting Greenbrow Road, and the rear gardens of terraced properties fronting Oldwood Road, beyond which lies further residential development and a Greenbrow Road Community Centre.

The Site comprises a two-storey building which was formerly used as a children's day nursery, with associated outdoor play space located to the rear, and two areas of hard standing either side of the building. The nursery closed in December 2022.

Accessibility and Sustainability

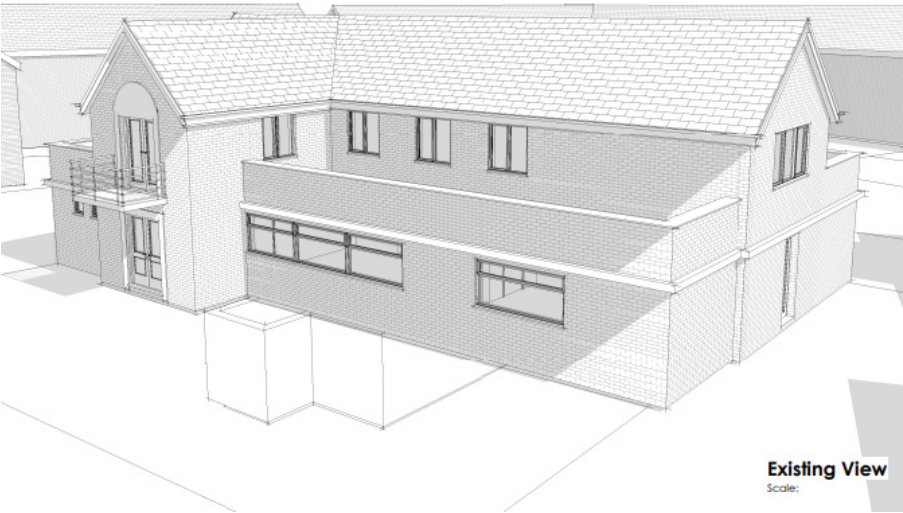
The Site is accessed via Greenbrow Road and has two unrestricted vehicle entrances either side of the existing building. Greenbrow Road connects to Simonsway which links directly to the wider Wythenshawe settlement and Junction 4 of the M56.

The nearest bus stop, Burbage Road, is located c.25m away directly opposite the existing south eastern access point on Greenbrow Road and regularly serves Stagecoach's bus routes; 1, 101, and 751. These routes provide connections to Altrincham and Manchester City Centre (Piccadilly Gardens), via Wythenshawe and Stockport.

The nearest railway station is located at Manchester Airport, c.4km to the south with connections to major urban areas. The nearest Metrolink tram stop is Wythenshawe Town Centre, located c1.6km to the east, it provides connections to Manchester Airport and the City Centre.

The Site benefits from being within 20m from a local parade of shops which includes a convenience store as well as a hairdresser and hot-food takeaways. The Tree of Life community centre is located c. 120m to the west which includes a café, and offers health and wellbeing activities, along with the provision of a food bank. Other retail premises and services are primarily within Wythenshawe Town Centre located c. 1.6km away to the east

Site



Site Stats

Development Plan Designation / Allocations	Undesignated “white land”, included in Wythenshawe Area (Policy H7)
Site Area	0.14ha
Flood Zone	One
Surface Water Flood Risk	Low Risk
Heritage Designations	None
Tree Preservation Order	None
Topography	The site slopes north to the south, with an approximate level difference of 1m from the properties to the rear.

Site

Planning History

A detailed review of the Site's planning history is included at Appendix 1. This identifies the lawful use of the Site is Use Class E, which was secured following the grant of planning permission reference 096586/FU/2011/ S2 this permitted its use as a children's day nursery for up to 50 children.

Planning permission reference 123330/FO/2019 is also of relevance to the current application because it permitted the erection of a four-storey building, comprising ten apartments with associated under croft car parking, on land adjacent to the Site. Fundamentally, this permission established the principle of high-density residential development in this location.





Services



Shops



Community

Bus Stops



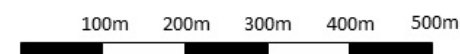
Restaurants



Schools



Hospital



03 Engagement



Engagement

As part of the design evolution of the proposed development, the Applicant has engaged in pre-application discussions with the Council and consulted with the local community on the draft proposal.

Pre-Application Advice Request

A request for pre-application planning advice was submitted in February 2023, relating to the erection of a three-storey apartment block including 23 apartments. The Council's formal comments were received in March 2023. The Council concluded the principle of redeveloping the Site for residential purposes was considered acceptable.

However, a number of concerns were raised regarding the scheme. The concerns raised and the associated response from the Applicant are detailed in Table 1 overleaf. A revised pre-application advice request was subsequently submitted in August 2023.

Engagement

Officer's Comments (March 2023)

Applicant's Response (August 2023)

The proposal representing an overdevelopment of the Site.

The depth, mass and scale of the proposal would give rise to unacceptable impacts on existing residential properties at 291 Greenbrow Road and 55-57 Oldwood Road.

No provision being made for private or communal amenity space for residential occupiers.

The proposed level of car parking to the rear of the property would give rise to unacceptable impacts on existing dwellings associated with general activity and comings and goings from the car park.

Given the form and footprint of the proposal the relationships to existing dwellings on Greenbrow Road are considered to be too close providing narrow visual breaks and lacking a sense of openness between them, particularly the two storey residential properties to the west.

The depth and built footprint of the proposed apartment block has been reduced. Whilst the proposed apartment building will be larger than the former nursery building, its depth would extend no further north than the existing building. It is therefore considered the revised proposal will have no greater impact on the properties fronting Barnwood Road, or 291 Greenbrow Road and 55-57 Oldwood Road than the existing situation.

The proposed apartment block has been reduced in scale and height to be commensurate to the existing building and lower than the neighbouring apartment block. The proposed apartment building also steps down in height towards 291 Greenbrow Road.

Balconies are proposed to the first and second floor apartments to provide amenity space for future occupiers. Shared amenity space is provided to the rear of the apartment block, including an area of proposed seating.

The quantum of spaces has been reduced (from 20 to 13), and the parking would be sited at a lower level to reduce the impact on the properties fronting Barnwood Road.

Appropriate boundary treatments, such as timber fencing and hedging, could be used to further protect the amenity of the properties to the rear. The undercroft parking has also been removed from the proposal.

The proposed apartment block has been re-sited to the east of the site. This in turn responds to concerns regarding the need for a visual break and sense of openness between the proposal and the properties to the west. To accommodate this amendment, the proposed access arrangement has been moved to the west of the site.

Engagement

The building does not present its entrance to the street being located to the rear of the property accessed via the car park. The location of under croft parking to the front corner of the site further adds to the building failing to satisfactorily address and present its main face to Greenbrow Road.	The apartment block has been amended to include an entrance onto Greenbrow Road and undercroft parking has now been excluded from the proposal.
Greater opportunities for enhancing biodiversity on the site including additional landscaping areas should be incorporated.	A detailed landscaping plan supports this application submission and ensures in excess of a 10% net gain in biodiversity can be achieved.

Table 1. Pre-Application #1 Feedback and Application Response

Engagement

The Council provided further feedback in response to the revised pre-application proposal in September 2023, noting:

- The amendments positively responded the previous comments.
- The design response and detail of the scheme is welcomed and would be considered a positive addition to the streetscene.
- The Council would need to be satisfied around the quality of balconies and railings that form part of the elevational treatment, these should be demonstrated to be of high quality integrated into the design rather than perceived as 'bolted on'.
- Justification would need to be provided regarding the proposed housing mix and the dominance of 1x bedroom apartments.

Community Consultation

The Applicant has engaged directly with local Ward Councillors and neighbours of the Site. This engagement took the form of:

- The issue of a leaflet to Ward Councillors on the 22nd November 2023, inviting their comments prior to engagement with the local community.
- Delivery of the leaflet to neighbours on the 24th November 2023 detailing the proposals, a copy of which is included at Appendix 3.
- A dedicated email address for people to email their questions and provide feedback on the proposal, along with Eden's phone number for people to call and give feedback verbally.

Table 2 overleaf sets out the comments received following the above consultation activity along with the Applicant's response. Responses came from one Ward Councillor and three neighbours.

Engagement

Ward Councillor Comments

Applicant's Response

How will the proposal ensure the safe movement of pedestrians during construction?

A Construction Management Plan is submitted with the application and outlines how the development will be constructed and the site managed. The report includes a plan showing areas of public highway for use in association with the development during construction; this will need to be agreed with the Highway Authority but will ensure the safety of pedestrians during the construction period. The report also set out measures to control emissions of dust and dirt during construction, which will be agreed with the Environmental Health Officer.

How will traffic flow be maintained / improved?

A Transport Statement supports the application submission and considers the impact of the proposal on the local highway network and the adequacy of the site access and parking arrangement. It concludes that that the proposal will be associated with an insignificant level of additional traffic on the network so will not have an adverse impact.

During construction how will the developer ensure it does not adversely impact the community?

The Construction Management Plan sets out how both construction and demolition waste would be minimised and recycled on site wherever possible.

Engagement

Neighbour Comments

Applicant's Response

There was no concern against the development, however there are concerns over the rate of new development in the area.	The Applicant notes the concerns of the resident, however they cannot take responsibility for the rate of new development in the area.
Concerns over the loss of the former public house and nursery as a community asset for unaffordable flats.	The nursery has already closed as a result of a poor Ofsted review in October 2022, the serving of a welfare requirements notice and a declining number of children. Its loss has been agreed with Officers as being acceptable in principle. The proposal is not for market housing, it includes the provision of 20 affordable homes, including a mix of social rented and rent to buy apartments which will be made available through WCHG.
Request consideration be given to the development providing a community room.	The Applicant explored whether it would be feasible to provide a community room within the ground floor of the apartment block, but unfortunately this would compromise the scheme's viability.
Request the developer engages in community based corporate social responsibility.	WCHG, the preferred registered provider, is very active in Wythenshawe. WCHG has and will continue to engage with work in the community.
Concern the development would result in overlooking, loss of amenity, and natural light.	The proposal has been designed and laid out to minimise impact on the residential amenity of neighbouring. It has been designed in accordance with the Council's policies relating to amenity distance to ensure it will not result in an unacceptable level of overlooking or loss of natural light.
When will work start on the proposal?	Subject to securing planning permission, the intention is for work to start in 2025.

Engagement

Query regarding the height of the building and the impact it will have on sunlight reaching 291 Greenbrow Road?	The apartment block will extend to 9.24m tall at the point closest to 291 Greenbrow Road, it is commensurate in height to the existing nursery building, and will be sited on a similar footprint. As such the proposal will have no greater impact on 291 Greenbrow Road than the existing nursery building.
Query regarding the proximity of the proposed apartment building to 291 Greenbrow Road?	The apartment block is 13.7m from 291 Greenbrow Road.

Table 2. Pre-Application #2 Feedback and Applicant Response

04 Proposal



Proposal

This planning application seeks permission for:

“Demolition of the existing building, and erection of a three-storey apartment block comprising 20 apartments, supported by access, parking, landscaping, drainage, and all other associated works.”

Full details of the proposed development are illustrated in the Drawing Pack, and given within the accompanying Design and Access Statement, therefore, only a summary is provided here.

Residential Development

The proposed development will comprise a total of 20 affordable apartments and will include the following mix:

- 7x one bedroom social rented apartments.
- 10x one bedroom Rent to Buy apartments.
- 3x two bedroom Rent to Buy apartments.

This equates to 35% of the apartments being made available as social rented, and 65% rent to buy.



Proposal

Design and Layout

Key features include:

- The proposed apartment block will be sited on a similar footprint to the existing nursery building, at the front of the Site, and will retain an active frontage along Greenbrow Road.
- The height of the building is commensurate to the existing nursery building, stepping up in height towards the newly constructed apartment block.
- The depth of the apartment block is commensurate to the existing nursery to protect the amenity of the properties to the south.
- The proposal has been designed and laid out to protect the amenity of the neighbouring residential properties.
- Balconies have been included to the first and second floor apartments to ensure an appropriate level of private amenity space for future residents.
- An informal area of amenity space, including the provision of seating area is provided to the rear of the apartment building.
- Landscaping will be incorporated around the built footprint to break up the massing, and to soften its visual appearance.
- The eastern access to the Site will be retained and used as a single point of access for the proposal.
- 13x car parking will be sited towards the rear of the Site and includes 2x disabled parking and 3x Electric Vehicle Charging Points [EVCP].
- 20x secure cycle parking is provided within the apartment block; this is a ratio of 1:1 apartment to cycle space.
- Secure waste and recycling facilities are provided near the entrance to the Site to facilitate the refuse strategy.

Access and Parking

Access to the Site is proposed off Greenbrow Road, to the west of the proposed building, utilising the existing entrance point, which will be improved and upgraded as part of the proposal.

The access road would extend to the rear of the Site and the proposed parking area. The proposed access road has been designed to facilitate two ways vehicular movements and will allow vehicles to ingress and egress simultaneously. It will be designed to adoptable standards, suitable for the Site to be serviced by emergency vehicles.

Pedestrian movement is encouraged through the provision of a footway on one side of the internal access road.

There are 13 parking spaces proposed to serve the apartments, including two disabled spaces and three spaces supporting EVCP.

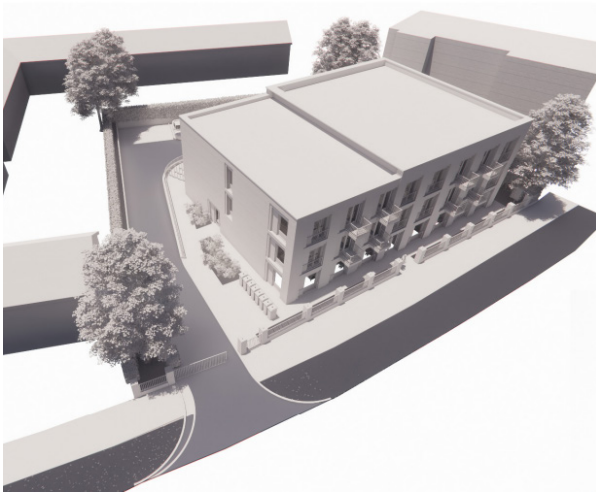
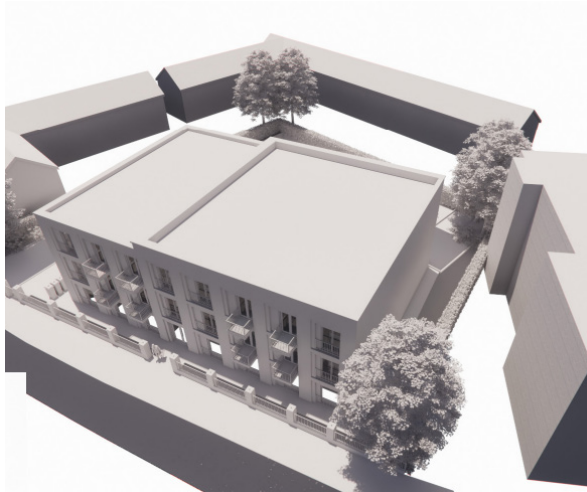
Amenity Space and Landscaping

An area to the rear of the building will be utilised as an area of public amenity space and will include a seating area. Balconies are provided to the first and second floor apartments for private amenity space.

A Landscape General Arrangement supports this application submission and details the proposed hard and soft landscaping proposal. The soft landscaping proposals include a mix of multi stem trees, shade planting mix, and a single species hedgerow.



Proposal



05 Policy spotlight



Policy Spotlight

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the Development Plan should be approved without delay.

Development Plan

The Development Plan comprises the Manchester Core Strategy [CS] (2012) which covers the plan period 2014 – 2037, and the “saved” policies of the Manchester Unitary Development Plan [UDP].

The pertinent CS Policies includes but is not limited to:

- Policy SP 1 – Spatial Principles.
- Policy H 1 – Overall Housing Provision.
- Policy H 7 – Wythenshawe.
- Policy H 8 – Affordable Housing.
- Policy T1 – Sustainable Transport.
- Policy T 2 – Accessible Areas of Opportunity and Need.
- Policy EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development.
- Policy EN 6 – Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies.
- Policy EN 8 – Adaptation to Climate Change.
- Policy EN 9 – Green Infrastructure.
- Policy EN 14 – Flood Risk.
- Policy EN 15 – Biodiversity and Geological Conservation.

- Policy EN 16 – Air Quality.
- Policy EN 18 – Contaminated Land and Ground Stability.
- Policy EN 19 – Waste.
- Policy DM 1 – Development Management.

There is only one relevant ‘saved’ policy within the UDP (1995) – DC26 (Noise).

A summary of all the relevant Development Plan policies is provided at Appendix 2.

Policy Spotlight

The Inspectors' Report on the examination of the Places for Everyone [PfE] plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are considered of relevance to the assessment of the proposal:

- Policy JP-H2 – Affordability of New Housing.
- Policy JP-H3 – Type, Size and Design of New Housing.
- Policy JP-S1- Sustainable Development.
- Policy JP-S2 – Carbon and Energy.
- Policy JP-S5 – Flood Risk and the Water Environment.

Material Considerations

In addition to the statutory Development Plan, the following documents are identified as material considerations for the determination of this application:

- National Planning Policy Framework (2023) (The Framework).
- Planning Practice Guidance (2021) (PPG).
- National Design Guide (2021).
- Manchester Residential Quality Guidance (2017).
- Guide to Development in Manchester (2007).

A summary of all the relevant material considerations is provided at Appendix 2.

06 Assessment



Assessment

This section explains how the proposal satisfies the key policy tests as set out in the Development Plan and other guidance. The key planning matters are:

- Principle of Residential Development.
- Need for Affordable Housing.
- Loss of the former Nursery.
- Design.
- Layout and Amenity.
- Access, Highways, and Parking.

Principle of Residential Development

In terms of the principle of development, the overarching objective of policy at both a national and local level is to drive forward an increase in the delivery of new homes in sustainable locations. The proposed development as presented, responds to this objective through redeveloping a vacant site to deliver new homes in the Wythenshawe urban area.

Paragraph 123 of the Framework is unequivocal that planning decisions should promote the effective use of land to meet the need for homes. This is echoed by CS Policy H1 which supports growth on previously developed land in sustainable locations. This is particularly pertinent in the context of the Site, which is currently vacant, and will be repurposed to provide much needed homes, stopping it from becoming a blight to the neighbourhood.

Policy H7 seeks to direct new residential development to Wythenshawe's district centres, it also supports the delivery of new residential development on small infill sites where it would contribute towards affordable housing. The Site is considered to be an infill site, and will secure the delivery of 20 affordable homes, and therefore supports this policy objective.

The principle of residential development in this location was recently assessed as part of planning permission reference 123330/FO/2019, adjacent to the Site. The Officer's Report for that application found the principle of development to be acceptable and noted the site's redevelopment would reflect the prevailing character of the area. Whilst every application should be considered on its own merits, the differences between the two sites are minimal and would not prejudice the principle of residential development being accepted in this instance. During pre-application discussions it was also accepted by Officers that the principle of redeveloping the Site for residential purposes was appropriate.

In addition to being policy compliant, there are other factors which support the principle of development, including:

- The Site is appropriately located in terms of its suitability for residential development, with the prevailing character of the area being residential, and will therefore complement this existing offer.
- The proposal will be well designed and will ensure the delivery of a high-quality residential development at the Site.
- The redevelopment of the Site for residential purposes will ensure that new affordable homes are delivered in a sustainable and accessible location.
- The proposal will ensure the reuse and repurposing of a Site which would otherwise remain vacant.

Drawing these points together, the principle of residential development at the Site is supported by all levels of planning policy, with particular reference to CS Policies SP1, H1, H7, and DM1.

Assessment

Need for Affordable Housing

The Manchester Housing Strategy (2022), shows there to currently be an undersupply of at least minimum of 500 affordable homes per annum which is resulting in issues of affordability across the City. As such, the Council has set itself a target to deliver 1,000 affordable homes per annum over the period 2022-2032. The Strategy goes on to note the Manchester-based Registered Providers will be fundamental to this success. WCHG has a proven track record of delivering affordable homes across the City and is therefore well placed to assist the Council in its ambitious affordable housing target.

The proposal will secure the delivery of 20 affordable homes to contribute towards Manchester's requirement for 500 affordable homes per annum, and requirement outlined in PfE Policy JP-H-2 and CS Policy H1.

The scheme will include a mix of social rented and rent to buy properties. The tenure of the affordable housing put forward by WCHG responds to the critical need for Rent to Buy properties in Wythenshawe. WCHG has 96 applicants on its waiting list for rent to buy properties; this is without any active marketing and follows the completion of its last rent to buy scheme in early 2021.

For clarity, rent to buy is a government product / tenure, which helps customers to get on the property ladder by charging an intermediate rent (80% of market value) thus allowing the remaining 20% to be saved for a deposit. To be eligible the customers need to be from a working household, unable to save for a deposit, and not already own a home. WCHG use UK Tenant Data to carry out all tenancy references and affordability checks. If a customer passes these checks the properties are let on a first approved basis. WCHG initially offer a 1-year fixed term tenancy and subject to customers meeting the requirements of the tenancy and being able to demonstrate that they are saving towards a deposit WCHG will renew the tenancy to a 2 year and then a further 2 year. After 5 years the customer has the option to purchase their home outright. WCHG will consider requests to purchase via Shared Ownership on a case-by-case basis. Rent to buy

is managed in line with WCHG's market rent lets, where a month's deposit is required at the start of the tenancy and rent paid in advance.

It is acknowledged that the proposed affordable housing tenure split does not accord with the requirement outlined in Manchester's Housing Need Assessment (2023) which indicates a preferred split of 80:20 of social / affordable rented to affordable home ownership. However, in the context of the demand WCHG is facing for rent to buy properties, and on the basis the proposal is fully affordable, it is considered the proposed tenure split is justified based on the identified need. The proposal is therefore in accordance with CS Policy H8.

In terms of the proposed affordable housing mix, the proposal includes 85% 1x bedroom, and 15% 2x bedrooms homes. The mix of home sizes has been chosen to directly address demand experienced first-hand by WCHG. Within the reasoned justification of CS Policy H7 it notes there is a need in Wythenshawe for additional one and two bedroom housing for newly forming households and elderly people. Therefore, the proposed housing mix is justified and in accordance with CS Policy H7.

Assessment

Loss of the Nursery

The opportunity to redevelop the Site for residential purposes follows the closure of the nursery in January 2023. Its closure is a result of a poor Ofsted review in October 2022, and the serving of a welfare requirements notice. The provider's registration was suspended on 19th October 2022 due to concern's about the risk of harm to children. Subsequent to this, on the 6th November 2022, the provider resigned their registration. It is understood the financial implications of addressing the issues raised by the Ofsted report rendered the nursery operation unviable. This issue was compounded by the number of children attending the nursery declining the loss of the nursery should therefore be considered in this context.

It is important to note, whilst the Site formerly operated as a nursery, it is not allocated / designated for a specific use in the Development Plan. Furthermore, the Development Plan does not include any policies which guard against the loss of such facilities for alternate uses. Indeed, paragraph 127 of the Framework requires local planning authorities to take a positive approach to applications for alternative uses of land which are currently developed but not allocated for a specific purpose, where this would help to meet an identified development need. As set out in the preceding section, the proposal would contribute towards the Council's affordable housing requirement and would meet an identified local need for 1 and 2 bedroom homes.

In this context, the loss of the nursery is considered appropriate, this position agreed with Officers during pre-application discussions.

Assessment

Design

A Design and Access Statement prepared by D2 Architects supports this application submission and sets out the design rationale for the proposal. A Crime Impact Statement prepared by Greater Manchester Police also supports this application submission and assesses how the proposal meets the secure by design principles.

CS Policies EN1 and DM1 provide guidance on the design and layout of development proposals. A summary of the key design principles that accord with those policies is provided below:

- The proposal has been designed to reflect the appearance of the neighbouring residential development, so that it assimilates with the surrounding environs. This has been achieved through the careful selection of redbrick to reflect the local vernacular.
- The proposal contributes towards the transition in the street scene between the terraced dwellings to the west and the higher, more dense development to the east, including the recently constructed apartment block and the local parade of shops with apartments above.
- The proposal has been designed to include the most up to date environmental standards, and where appropriate includes measures to ensure energy efficiency; these measures are outlined in the following section of this statement.
- The provision of appropriate landscaping along the boundaries of the Site to soften its visual appearance and enhance biodiversity.
- The proposal has been designed, in accordance with the Equality Act to ensure it is accessible to all.
- The proposal has made appropriate provision for refuse storage and collection, including a secure internal storage area, and an external collection point in proximity to Greenbrow Road to facilitate level access collection.

Overall, the requirements set out in CS Policies EN1 and DM1 and the Guide to Development in Manchester SPD have been incorporated in the design and layout of the proposal, meaning it represents a high quality and attractive residential scheme.

The proposal will also satisfy the requirements of PfE Policy JP-H3 because the apartments have been designed to:

- Comply with nationally designed space standards; and,
- Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Assessment

Layout and Amenity

The Site is bound on all sides by residential development. Careful consideration has been given to the siting of the apartment block and the internal floorplans to ensure the amenity of neighbouring residential properties is protected. The proposal is sited on a similar footprint to the existing nursery and is approximately:

- 22m from the rear to the properties fronting Barnwood Road, which is 2m greater than the recommended guidance of 20m.
- 9m from the neighbouring apartment block, which is appropriate because the two properties present blank facades at this juncture.
- 16m from the rear of properties fronting Oldwood Road, which is appropriate as the windows as provided on the western elevation, which have a direct relationship with Oldwood Road, are non-habitable.
- 30m from the properties fronting Greenbrow Road which is well in excess of the recommended guidance of 20m.

The proposed apartment block is sited in a similar position to the existing building, with its depth being no greater. The height of the proposed apartment block is commensurate to the existing nursery, with there being a difference of 2.06m in height. As such, it is not considered the proposal will have any greater impact, from an overbearing, and day light and sun light perspective, on the rear gardens of the properties fronting Oldwood Road and Barnwood Road.

The car parking has been amended following pre-application discussions to ensure it does not adversely impact the amenity of the properties fronting Barnwood Road. This will be achieved through excavating the rear part of the Site so the parking can be situated at a lower level, along with a reduction in the number of parking spaces. The northern boundary treatment includes a 1.8m high timber fence which will further protect the amenity of existing residents.

The bin store is located internally so as not to create an amenity issue in terms of noise and odour. A secure collection point is located adjacent to the south western corner of the proposed apartment block. This is secured by 1.2m high timber fencing. Its location will ensure the safe collection of bins without impact on the amenity of the properties fronting Greenbrow Road.

Drawing these points together, it is considered the siting, scale, and layout of the proposal:

- Provides sufficient separation distances between homes;
- Ensures there will not be an overbearing impact, or loss of day light and sunlight to the properties fronting Oldwood Road and Barnwood Road; and,
- Ensures the amenity of existing and future residents is protected.

The design and layout of the proposed development is considered in accordance with guidance within the Manchester Residential Design Quality Guidance (2017) document, along with CS Policy DM1, Development Management, which requires new development to be sensitive in terms of amenity.

Assessment

Access, Highways and Parking

A Transport Statement [TS] prepared by SK Transport supports this application submission. The Statement concludes:

- The Site is well served by existing transport infrastructure and there are no road safety issues in the area.
- The Site is accessible by both active and sustainable modes of transport and is located in a position whereby residents can access local amenities within a short walk of their home.
- The impact assessment shows that the proposal will be associated with an insignificant level of traffic/trips.
- The parking level proposed is higher than the local car ownership levels for comparable dwelling types in the local area.
- In line with the baseline arrangements for the site and surrounding residential properties, servicing activity (deliveries and refuse collection) will be concentrated on kerbside.

Drawing these points together, the proposal will not have a negative effect on highway operation or road safety. As such, the proposal is considered to be in accordance with CS Policies SP 1, T1, T2, and DM 1.

07 Technical



Technical

This section of the Statement considers the remaining detailed technical aspects that are material for the determination of the application including:

- Ecology, Biodiversity, and Landscaping.
- Sustainability.
- Flood Risk and Drainage.
- Ground Conditions.
- Noise Impact.
- Air Quality.
- Construction Management.
- Waste Management.

Ecology, Biodiversity, and Landscaping

A Preliminary Ecological Appraisal [PEA] and Biodiversity Net Gain [BNG] Assessment, prepared by Kingdom Ecology, and a Landscape Proposal, prepared by Land Studio, support this application submission.

The PEA concludes:

- Habitats recorded at the Site comprise primarily sealed, developed surfaces with some patches of ornamental shrubbery. Habitats at the Site are not considered to be of any significant botanical or biodiversity importance.
- No bats were identified during the survey of the building, and it was found to have “negligible” bat roosting potential. As such, no further surveys are recommended.
- The building is considered to be unsuitable for nesting birds with no cavities or other suitable nesting features identified. Therefore, no further surveys are recommended.

The PEA recommends the following ecological enhancements to benefit biodiversity:

- The provision of bird and bat boxes.
- Maximise opportunities for biodiversity through the landscaping proposal.

The Landscape Proposal builds on recommendations in the PEA and includes a mix of multi-stem trees, including ornamental cherry trees, along with proposed shade planting mix, and single species hedgerow. The landscape proposal has been considered in the context of improving the habitat provision at the Site to secure a net gain in biodiversity.

The BNG Assessment details the baseline biodiversity units (i.e. the site’s pre-development condition) has been calculated at 0.04 Habitat Units and zero Hedgerow Units. The on-site biodiversity units after the completion of development has been calculated at 0.09 Habitat Units and 0.11 Hedgerow Units. The development will result in a biodiversity net gain of 0.04 Habitat Units representing a 106.35% biodiversity net gain.

Drawing these points together it is concluded the proposal satisfies the legislative requirement of a 10% net gain in biodiversity, and is in accordance with CS Policies EN 15 and DM 1, and PfE Policy JP-S1.

Technical

Sustainability

An Environmental Standards Statement prepared by Element Sustainability supports this planning application submission.

The report concludes that the proposed development can be designed and specified in accordance with the principles of the energy hierarchy and exceed the targets and guidance set by Manchester City Council in the CS and . This will be achieved through:

- Reducing the demand for energy by limiting heat gains and losses through the building fabric which includes an enhanced material specification.
- The proposal integrates highly efficient mechanical and electrical systems, including efficient electric panel heaters for space heating, Kitchen Energy Recovery Systems for water heating, low energy lighting and programmer and appliance thermostatic controls.

The proposed development will secure compliance with Building Regulations Part L Volume 1 (2021):

- The proposed homes have the potential to secure a minimum carbon dioxide reduction rate of 57.84%, thereby improving upon current Part L Volume 1 (2021) and the requirements stipulated within CS Policy EN6.

The proposal is in accordance with CS Policy EN14, located within Flood Zone 1 and therefore in an area of low risk of flooding.

In accordance with CS Policy EN4, during construction, local materials will be sourced wherever feasible and viable to minimise the impact of carbon dioxide emissions associated with the transportation of material. In addition to this, materials with low levels of embodied carbon will be prioritised.

In line with CS Policy EN15, and the Environment Act, the proposal will deliver in excess of a 10% net gain in biodiversity.

In accordance with CS Policy EN9, future residents will have access to amenity space in the development.

The proposed development will seek to minimise waste and promote recycling, during both construction and occupation, as set out in the Construction Management Plan, in accordance with CS Policy EN19.

Drawing these points together, the proposal will deliver a highly energy efficient and sustainable scheme in accordance CS Policies EN4, EN6, EN8, EN9, EN14, EN15, EN19, and DM1, along with PfE Policies JP-S1 and JP-S2.

Technical

Drainage Strategy

A Drainage Management Strategy, prepared by Betts Hydro, supports this planning application submission. However, the Site is less than 1 ha in size and located within Flood Zone 1, therefore a Flood Risk Assessment is not required.

The purpose of the Strategy is to outline how surface water run-off will be sustainably managed to ensure no increased flood risk results from the development proposal. The Strategy has been completed in accordance with the SuDs Hierarchy, and outlines:

- Based on the ground conditions identified by the published datasets, infiltration will not likely offer a full viable drainage management solution for the proposal.
- There are no suitable watercourses within proximity of the Site for surface water to be discharged.

A letter prepared by IGE Consulting confirms that due to the existing ground conditions, the Site is unlikely to be suitable for soakaway drainage solutions. Therefore, the proposed drainage method is to discharge surface water into the public sewer network. This mimics the existing situation where surface water run-off generated by the development discharges into public sewer system located south of Greenbrow Road.

In accordance with policy EN8 the proposal will be to restrict the rate of discharge from the site to mimic the existing situation with betterment. The post-development discharge rate is to be restricted to 10.3l/s, which is 30% betterment on the existing brownfield rate.

Restricting the overall rate of discharge will generate a requirement to provide onsite stormwater storage for the extreme rainfall events. Between 41m³ and 66m³ of stormwater storage within the onsite drainage system is anticipated to be required at this stage to attenuate runoff up to the 1 in 100yr plus 45% Climate Change event.

The surface water scheme will be designed to cater for the surface water run-off generated in the events up to and including the 1 in 100yr return period event with a 45% allowance for climate change. Given the scale and nature of the development this will be provided via underground storage (permeable surfacing substrata, and attenuation crates/cells).

Overall, it is concluded the proposal accords with CS Policies DM1, EN8, and EN14, and PfE Policy JP-S5.

Technical

Ground Investigation

A Phase One Geo-Environmental Investigation, prepared by IGE Consulting, supports this application submission. The report concludes as follows:

- Feasible contaminative linkages have been identified for end users and construction workers in localised areas, therefore there is a low to moderate risk to human health.
- The risk to controlled waters is deemed very low given the lack of significant contaminative linkages.
- A low to moderate ground gas risk has been identified based on ground gas sources and potential migration pathways. To address this, it is recommended ground gas monitoring is undertaken with a minimum of 6 No. visits over a period of 3 months.
- The Site lies within an area where less than 1% of homes are above the radon action level so protection measures are necessary.
- Due to geotechnical requirements, ground investigation works should be undertaken to determine the ground conditions with a greater degree of certainty. It is therefore recommended that exploratory holes are constructed where access is permitted across the site.
- Subject to the results of the Phase Two investigations, a Phase Three Remedial Strategy may be required.

In summary the proposal will be delivered in accordance with CS Policy EN18.

Noise Impact

A Noise Assessment, prepared by Enviro Solution, supports this application submission. The assessment details that:

- The Site is principally affected by traffic noise from Greenbrow Road.
- With windows closed, noise levels in habitable rooms with windows at the front of the building, facing Greenbrow Road, will meet the Council's noise criteria.
- It is recommended that glazing for bedrooms on facades closest to, and facing, Greenbrow Road, should be uprated to provide 33 dB RW + Ctr of sound insulation.
- It is also recommended that an alternative means of providing both background and cooling ventilation will be required; the use of acoustically-attenuating trickle ventilation is offered as a means of providing background ventilation and the assessment notes that mechanical ventilation may be required to provide suitable levels of cooling ventilation.
- For habitable rooms with windows facing towards the rear of the property, these may be opened for ventilation and the Council's criteria achieved.

The assessment concludes that with these mitigation measures in place, the amenity of future residents will be suitably protected, and that noise need not be a reason for refusal of planning permission. The proposal accords with UDP "saved" Policy DC26.

Technical

Air Quality

An Air Quality Assessment prepared by Miller Goodhall supports this application submission. The Assessment concludes:

- Dust mitigation measures will be required during the demolition and construction phase to mitigate the impact of dust soiling on human health. The implementation of these will ensure that residual dust impacts during the demolition and construction phase are not significant.
- Concentrations of NO₂ and PM₁₀ are likely to be below their respective long and short-term objectives at the proposed development site which is therefore suitable for residential use with regards to air quality. Concentrations of PM_{2.5} are expected to be below the annual mean target.

The proposal will not have a significant impact on local air quality. Therefore, there is no reason for this application to be refused on the grounds of air quality and proposal accords with CS Policy EN16.

Construction Management

A Construction Management Plan [CMP], prepared by Stockport Developments Ltd, supports this application submission.

The CMP outlines how the development will be constructed in a manner which is safe and limited disturbance to the community. It is considered that with the CMP in place, the development can be carried out in accordance with CS Policies DM1, EN16, and EN19.

Waste Management

A completed Waste Management Proforma has been prepared by D2 Architects and details the volume of storage that can be achieved on the Site to support the proposed residential use.

The Proposed Refuse Plan details the internal location of the bin store, which is positioned to ensure bins can be easily transferred to the external bin collection point. The external collection point is located on the south western corner of the apartment block, adjacent to Greenbrow Road to facilitate the safe collection of refuse, at a level access point. It is intended for refuse vehicles to be able to collect the bins from Greenbrow Road. The proposal accords with the requirements of CS Policy EN19.

08 Conclusion



Conclusion

Full planning permission is sought for the erection of a three storey apartment block including 20 affordable apartments along with other associated works.

The proposal will ensure the delivery of new affordable homes in a sustainable and accessible location and will include a mix of apartment types and tenures. The proposal will assist in meeting an identified need for new affordable homes in the borough and will positively contribute towards the Council's annual affordable housing requirement.

This Statement demonstrates the proposal is compliant with the relevant Development Plan policies, and there are material considerations which should be considered as part of the planning balance which support the grant of planning permission.

This application is supported by a suite of technical information which demonstrates the proposals are acceptable and where necessary are subject to appropriate mitigation.

There are sustainable benefits that will be delivered as part of the proposal, that would be material to the consideration of the application, and are summarised below:



Conclusion

Economic Benefits

- The proposals will sustain onsite constructions jobs, together with supporting off site jobs in construction related industries.
- In the longer term it is expected that new residents will spend in the local area which will boost the local economy and sustain jobs.
- New residents will spend on goods connected to first occupation to make a house 'feel like a home' i.e. furniture and furnishings.
- The Council will benefit from the Government's New Home Bonus Scheme together with additional annual Council Tax payments.

Social Benefits

- The proposal will secure the delivery of up to 20 new affordable homes which will assist in meeting an identified unmet need and contribute towards the City Council's housing land supply position.
- The proposal will support the creation of strong, vibrant and healthy communities by increasing the supply and delivery of new affordable home in Wythenshawe.
- The proposal will widen the choice of affordable homes in the area.
- The proposal will assist in creating a high-quality built environment through the redevelopment of a vacant site.

Environmental Benefits

- The technical documents that support this application submission demonstrate that the proposal will not cause undue harm to the natural or built environment.
- The proposal will repurpose a presently vacant Site, and supports the Government's objective of "brownfield" first development.
- The proposal will ensure the delivery of a 106.35% net gain in biodiversity.
- The proposals will deliver energy efficient design principles to help reduce CO2 emissions, such as the inclusion of EVPC points.

In accordance with Section 70(2) and Section 38(6) the proposal should be afforded statutory presumption in favour, complying with the relevant Development Plan policies, and material considerations supporting the proposal. Respectfully, it is requested that full planning permission be granted.

Appendix 1 Planning History

Appendix 2 Planning Policy Summary

Appendix 3 Consultation Material

Planning History

- 096586/FU/2011/S2 - Change of use of public house to children's day nursery (D1) for up to 50 Children and the creation of a first floor two bedroom flat in connection with the day nursery and office accommodation and basement staff room. Approved 16/08/2011
- 031272 - A,B,D) Amenity Panels, signs A & B illuminated by spotlights C) Illuminated individual letter name sign. Approved 02/06/1988
- 030472 - Single storey extension at front of public house to form games room/ 26/01/1988

Appendix 1 Planning History

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Planning Policy Summary

Manchester's Local Development Framework, Core Strategy (2012)

Policy SP 1 – Spatial Principles.

This policy highlights that all development proposals should deliver high quality and diverse housing around district centres. Developments should also make a positive contribution to neighbourhoods by:

- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, religion, sexuality, ethnicity, culture or income.

Policy H 1 – Overall Housing Provision

This policy highlights that 60,000 new dwellings will have to be provided in Manchester between March 2009 and March 2027. It also states that the type, size and tenure of the housing mix will be assessed on a site by site basis and be influenced by local housing need and economic viability.

Policy H 7 – Wythenshawe

This policy states that Wythenshawe will accommodate 3% of new residential development over the lifetime of the Core Strategy. Development will be encouraged upon small infill sites where it contributes to the stock of affordable housing.

Policy H 8 – Affordable Housing

Affordable Housing – New development will contribute to the City-wide target for 20% of new housing provision to be affordable.

Policy T 2 – Accessible areas of opportunity and need

Development will be focused in locations which are highly sustainable and have good access to the City's main economic drivers.

Policy EN 1 – Design Principles and Strategic Character Areas

This policy states that development in Manchester will have to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the specific character area (Wider Wythenshawe) in which the development is located.

Policy EN 4 – Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development

New developments should be designed to be energy efficient, by using innovative technology and materials.

Policy EN 6 – Target Framework for CO₂ Reductions from Low or Zero Carbon Energy Supplies

This policy sets out the targets for new developments to meet. An energy statement can demonstrate the projected regulated energy demand and associated CO₂ emissions for all phases of the development.

Policy EN 8 – Adaptation to Climate Change

This policy requires new developments to be adaptable to climate change with regard to design, layout, siting and function.

Planning Policy Summary

Policy EN 9 – Green Infrastructure

This policy seeks the retention of green infrastructure in terms of quality, quantity and multiple function, and for this to be enhanced where an opportunity to do this exists. Green infrastructure to allow for the adaption to climate change in heavily urbanised areas is encouraged.

Policy EN 14 – Flood Risk

Development should be directed away from sites at the greatest risk of flooding, and all new development should minimise surface water run-off through SUDs and green infrastructure.

Policy EN 15 – Biodiversity and Geological Conservation

Developers are expected to protect and enhance biodiversity on-site or adjacent and make reference to the Manchester Biodiversity Strategy, the Green Infrastructure Framework for Greater Manchester, Manchester's Climate Change Action Plan, and other key guidance.

Policy EN 16 – Air Quality

This policy request developers to take measures to minimise and mitigate the local impact of emissions from traffic generated by a development. Planning decisions will consider the cumulative impact on Air Quality Management Areas (AQMA).

Policy EN 18 – Contaminated Land and Ground Stability

Priority is given by the Council to remediation of contaminated land in strategic locations, and land within former mining areas shall undertake an assessment of risk.

Policy EN 19 – Waste

This policy states that new developments will have to have a Waste Management Strategy in place.

Policy DM 1 – Development Management

This policy emphasises that all development should follow specific design guidelines.

Saved' policy within the UDP (1995) - DC26 (Noise)

This policy aims to reduce the impact of noise on people living and working in the city. The implications of new developments being exposed to noise will be considered.

Planning Policy Summary

Places for Everyone

Policy JP-H2 – Affordability of New Housing

This policy encourages local authorities to set targets through their local plan to maximise the delivery of affordable homes and supports new developments to provide affordable housing.

Policy JP-H3 – Type, Size and Design of New Housing

This policy is clear that new developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance, and relevant local evidence.

It sets out that all new developments must:

- Comply with the nationally described space standards [NDSS]; and
- Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Policy JP-S1- Sustainable Development

This policy aims to tackle climate change by ensuring that previously-developed (brownfield) land and vacant buildings to maximise economic, social and environmental benefits.

Policy JP-S2 – Carbon and Energy

This policy outlines that new development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

Policy JP-S5 – Flood Risk and the Water Environment

This policy proposes a catchment-based approach to protect the quantity and quality of water bodies and managing flood risk. New developments will be expected to manage surface water runoff through sustainable drainage systems.

National Planning Policy Framework (2023) (The Framework)

Includes national planning policies which are a material consideration in the assessment of an application. National Planning Policy Framework (publishing.service.gov.uk)

Planning Practice Guidance (2021) (PPG)

This is a government issued suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

Planning Policy Summary

National Design Guide (2021)

This document sets out the design rationale and precedent for good design at a national level.

Manchester Residential Quality Guidance (2017)

The purpose of this document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. The guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live.

Guide to Development in Manchester (2007)

The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester. This guidance reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods.

Appendix 1 Planning History

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Former Clever Clowns Nursery, Greenbrow

Change is happening in your neighbourhood. The Clever Clown nursery on Greenbrow Road closed in December 2022 and is currently empty and detracting from the amenity of the area.

Stockport Developments Ltd is partnering with Wythenshawe Community Housing Group to revitalise the site and bring forward new homes.

As a nearby resident or business owner to the former nursery this leaflet outlines for you the proposed changes and gives an opportunity for your thoughts and comments to be heard by the development team.

Proposed Development

It is proposed to demolish the former nursery and erect a three-storey building containing 20 affordable apartments, together with sufficient car and cycle parking, along with attractive landscaping. Cycle parking will be provided internally and be secure. Car parking will include electric vehicle charging facilities and accessible spaces.

As well as being surrounded by attractive landscaping to soften the appearance of the building and provide a good level of amenity for the future residents. The one and two bedroom homes will benefit from private gardens at ground floor level and balconies at the first and second floor.

Access for vehicles and pedestrians will remain off Greenbrow Road but will be rationalised and improved. The eastern access point adjacent to 301 Greenbrow Road will be closed leaving a single access to the west of the proposed apartment building adjacent to 291 Greenbrow Road.

The indicative visual representation of the proposed development shows how the palette of materials will be of a high quality and reflective of the surrounding area.







Site Location



The proposal has been informed by detailed technical work. A copy of these technical reports will be available to view on the Council's website once the planning application has been submitted.

How can I find out more?

Please email lowdown@edenplanning.co.uk should you wish to provide feedback on the proposal or if you require any additional information.

What happens next?

We are in the process of finalising the planning application which will be lodged with Manchester City Council in the coming weeks. A 'Statement of Community Involvement' will be submitted with the planning application and it will provide a summary of all responses received as part of this consultation.

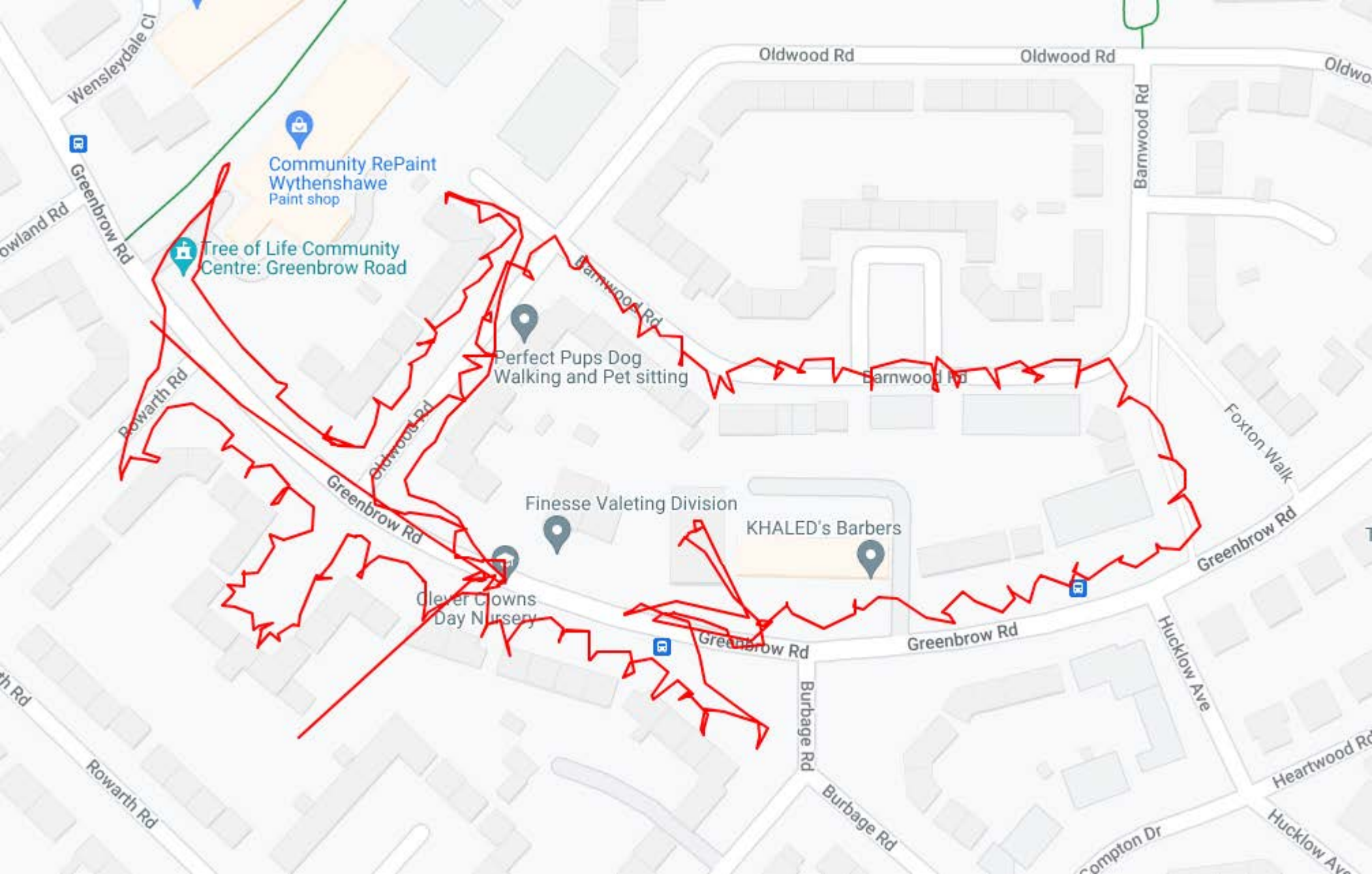
To ensure we can appropriately consider and address your comments as part of the proposal, we would be grateful to receive your comments no later than the 8th December 2023.

When the planning application is submitted neighbouring residents and businesses will also be formally consulted by Manchester City Council. To ensure your comments are appropriately considered as part of the application, it will be important you also respond to the Council's formal consultation. The easiest way to do this is online via the Council's website (www.manchester.gov.uk).



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