

Jurby Avenue, Manchester

Planning Statement and Open Space Assessment

ON BEHALF OF IRWELL VALLEY HOMES

December 2023

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1. Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Irwell Valley Homes ('the applicant') to support the submission of a planning application on land at Jurby Avenue, Higher Blackley in north Manchester ('the site') for:

'The erection of 16no. bedroom extra care apartments and associated communal areas, landscaping and car parking'.

- 1.2 The proposed development is seeking to deliver an assisted living extra care residence on an area of vacant, formerly developed green space, but it is not formally designated as such. The site has been vacant since the previous residential development, which is understood to have comprised three blocks of terraced houses situated around the cul-de-sac, and was demolished in the 2010.
- 1.3 The proposed development will provide 16no. high-quality small units for those with extra care needs in Manchester. The site itself is considered to be highly sustainable, within close proximity to a wide range of services and facilities. Furthermore, the redevelopment of the site will substantially enhance the aesthetics of the site and bring forward much needed extra care housing within a key location in the City.
- 1.4 The scheme is designed to provide high-quality small units for those with extra care needs and will provide suitable accommodation for those living with dementia. Importantly, the development will see the development of a vacant parcel of land and will add significantly to the provision of extra care facilities in Manchester. It will provide accommodation, care and support to 16 households, made up of apartments for single people and couples, together with extensive communal space for residents to socialise and take part in activities that will help maintain their independence. Care will be available on a 24-hour basis, delivered by a service commissioned by Manchester City Council.
- 1.5 The building and self-contained secure gardens are specifically designed to meet the needs of older people with dementia, featuring light and spacious apartments and communal areas. Corridors and pathways provide easy and safe circulation and technology will be designed in to discretely monitor customer health and wellbeing.
- 1.6 In addition to the above, the application will deliver the following key positive benefits for the area and future residents:
- The re-use of a vacant, previously developed site in a sustainable location, in close proximity to a range of key facilities, modes of transport and services, in line with both national and local policy;
 - The development of a currently under-utilised site, adjacent to but not part of Plant Hill Park;
 - The proposal will provide much-needed extra care accommodation in Manchester;
 - The design of the proposal complements and respects the existing character and form of the surrounding residential area in line with the adopted development plan; and
 - The scheme will include both landscaping and suitable levels of parking provision.

Application Documentation

- Application form and certificates
- This Planning Statement
- Location Plan (JDA, ref: 1227_A_DR_000)
- Existing Site Plan (JDA, ref: 1226-JDA-Z1-00-DR-A-0002-P01)
- Proposed Site Plan (JDA, ref: 1226-JDA-Z1-00-DR-A-0003-P03)

- Plans and Elevations (JDA, ref: 1226-JDA-Z1-XX-DR-A-0006-P02)
- Proposed Ground Floor Plan (JDA, ref: 1226-JDA-Z1-00-DR-A-0004-P03)
- Proposed First Floor Plan (JDA, ref: 1226-JDA-Z1-01-DR-A-0005-P03)
- Planting Plan (Urban Green, ref: UG_1828_LAN_SL_DRW_02 Rev P02)
- Landscape Design (Urban Green, ref: UG_1828_LAN_GA_DRW_01 Rev P02)
- Initial S.278 Access Plan (Shape Engineers, ref: C-0004 Rev P02)
- Design and Access Statement (JDA, ref: 1226)
- Drainage Strategy (Shape Engineers, ref: C-0001 Rev P01)
- Transport Statement (TPS Consultants, ref: P1893_20221125)
- Phase I and II Geo-Environmental Report (Caulmert, ref: 3025-CAU-XX-XX-RP-V-0306.A0-C1)
- Environmental Noise Assessment (IDOM, ref: ENA-22522A-23-33)
- Air Quality Assessment (IDOM, ref: AQU-22522A-22-493)
- Biodiversity Enhancement Management Plan (Urban Green, ref: UG1828)
- Preliminary Ecological Appraisal (Urban Green, ref: UG1828)
- Biodiversity Net Gain Design Stage Assessment (Urban Green, ref: UG1828)
- Arboricultural Impact Assessment (Urban Green, ref: UG1828)

Report Structure

1.7 The remainder of this Statement is structured as follows:

- Section 2 – provides a description of application sites and the surrounding area;
- Section 3 – provides a summary of the proposed development;
- Section 4 – includes a summary of the relevant national and local planning policy context;
- Section 5 - provides a review against local planning policy of open space in the vicinity of the site;
- Section 6 – provides the assessment of the proposal against the relevant planning policy; and
- Section 7 – sets out the overarching summary and conclusion in respect of the proposal and its compliance with planning policy.

2. Site and Surroundings

The Application Site

- 2.1 The application site comprises an area of vacant open space, which consists of managed grassland located at the end of the cul-de-sac on Jurby Avenue. The site is understood to have been vacant since the previous residential development, which is understood to have comprised three blocks of terraced houses situated around the cul-de-sac. From a review of the Site Investigation Report submitted under planning approval reference 115905/VO/2017, it is understood that these houses were demolished in the 2010s.
- 2.2 The site is bound to the east by Plant Hill Park, which is an area of recreation space and includes a children's play area and multi-use games area, and to the south of the site is an extensive area of open space, which is unallocated for any specific use in the current Development Plan. Further to the south of the site are the French Barn Lane Allotments. To the west of the site there is an area of woodland and grassland, beyond which are residential units fronting Plant Hill Road, as well as Piggott Harry Court which provides sheltered housing. Extending to the north of the site area a number of residential properties, including 10 bungalow properties along Jurby Avenue.
- 2.3 The site is broadly flat, although it does fall away slightly to the south-western corner. Whilst not allocated as public open space, it is functionally part of the wider Plant Hill Park which extends further to the south and east.
- 2.4 There are no nationally listed buildings and structures within proximity to the site, nor is the site located within a Conservation Area. The site is not located within Flood Zone 1.

Surrounding Area

- 2.5 The site is surrounded by existing residential uses and is considered to be located within a highly sustainable location. Within the surrounding area, there are a number of local community uses. A retail parade is located approximately 650 metres to the south-east of the site along Plant Hill Road and includes a convenience shop and range of retailers which are capable of providing for the day-to-day needs of the local community. To the south and east of the site are extensive areas of open space, including Plant Hill Park.
- 2.6 Modern residential development along Jurby Avenue is located to the north of the site. Along Jurby Avenue, these units are largely single-storey bungalows, and were approved under planning permission reference 091770/VO/2009/N1, which was granted in 2010. Additionally residential development fronting Plant Hill Road is located further to the north, beyond which is the Co-op Academy.

Local Facilities

Public Transport

- 2.7 Public transport is readily accessible from the site, with two bus stops located about a minute from each other, and both stops located two minutes on foot away from the site. Additional bus stops are located along Plant Hill Lane to the north-west of the site, with bus services 41, 115, 708 and 94 providing access to a range of destinations such as Sale, Middleton, New Moston, Simister, Harpurhey and Higher Crumpsall, as well as destinations throughout north Manchester.
- 2.8 Bowker Vale tram stop, which is located on the Bury-Altrincham tram line, is located approximately a 34-minute walk to the west of the site. Services from here provide access to a range of destinations, including Manchester City Centre and destinations throughout Greater Manchester.

2.9 The application site is in a highly accessible location for sustainable modes of transport.

Employment, Retail and Leisure

2.10 As described above, the site is served by excellent access to public transport links, which provide connections to major employment destinations throughout Manchester, including Cheetham Hill, Harpurhey, Middleton and other destinations throughout Greater Manchester including Manchester city centre.

2.11 The site is therefore extremely well located to access local employment opportunities, including local amenities within Manchester.

Open Space

2.12 There are a number of areas of green space in close proximity to the site. As mentioned above, the site is located adjacent to Plant Hill Park, which provides both recreation space as well as more formal leisure facilities, including a children's play area and multi-use games area. The park can be located 150 metres from the site which is about a two minute walk. Blackley Recreational Ground, which provides a range of activities, including football, basketball and tennis, is located 1.2 km to the north-east of the site (15 minute journey time on foot).

2.13 In respect of informal open space, an area of open space is located less than 100 metres to the south of the site and can be accessed in one minute on foot. Furthermore, an additional area of open space is also located approximately 200 metres to the south west of the site, and provides a footpath that leads straight to Old Market Street, Ward Street and Oakworth Street.

2.14 It is therefore established that the site benefits from acceptable access to a range of open space and leisure facilities.

Health and Education

2.15 The site is well connected by public transport and road links to various healthcare facilities. North Manchester General Hospital lies approximately 1.7 km to the south-west of the site (11 minute journey time via public transport). Medical centres and facilities within two kilometres of the site include Beacon Medical Centre, The Avenue Medical Centre and Valentine Medical Centre. Stone Mount Medical Centre Dental Practice is located approximately 1.1 km to the north-east of the site, and there are pharmacies located within the Blackley village.

2.16 There are a number of educational facilities within walking distance of the site, including Co-op Academy (2 minute journey time), Prospect House Specialist Support Primary School (8 minute journey time), Building Blocks Day Nursery (9 minute journey time), St. Clare's Roman Catholic Primary School (10 minute journey time) and Pike Fold Primary School (16 minute journey time).

2.17 The site is therefore very well located to offer sustainable access to a range of educational institutions and medical facilities.

Summary

2.18 The site is in a highly sustainable location with access to a wide range of key local facilities and services. The site is surrounded by several areas of public open space, including Plant Hill Park, Blackley Recreational Ground and Blackley Forest, and is well served by a range of public transport options, providing regular daily access to destinations throughout Manchester, including Sale and Manchester City Centre. Education and leisure services can also be found within an acceptable distance from the site.

Planning History

- 2.19 The planning application history of the site itself is relatively limited, and mostly relates to a planning permission granted in July 2017 for the erection of 10no. two-bedroom bungalows with associated parking landscaping and boundary treatments (ref: 115905/VO/2017). The granting of this application confirms that the Council has previously considered the site to be suitable for residential development.
- 2.20 The supporting documents to the site application also confirm that the site constitutes previously developed land, with the submitted Site Investigation Report confirming on Page 5 are 1963/64 map extract, which shows:
- ‘Houses have been built on the northern and central part of the site in the form of three terraced blocks around a cul-de-sac access road’.**
- 2.21 However, although a number of pre-commencement conditions attached to this approval were discharged in September 2017 (application reference CDN/17/0454) this development was never commenced and planning permission expired in April 2020.
- 2.22 In addition to this, the planning history in the immediate surroundings of the site reflects the changing characteristics of the local area in recent years. This includes a planning permission (ref: 091770/VO/2009/N1) on land to the north of the site on Jurby Avenue, which permitted the erection of 13 two bedroom bungalows with associated landscaping, parking and boundary treatment (approved in 2010).

3. The Proposed Development

3.1 The proposed development is as follows:

‘The erection of 16no. bedroom extra care apartments and associated communal areas, landscaping and car parking’.

3.2 The proposed development seeks to deliver an extra care facility adjacent to an established residential area within Blackley. The proposal represents a sustainable residential scheme, which will result in the redevelopment of a currently underused, formerly developed site, at a location where the Council has previously considered the principle of residential development acceptable. The proposal will enhance the aesthetics of the site and bring forward much-needed housing for those with extra care needs in a desirable and sustainable location in the City.

3.3 A total of 16no. extra-care apartments are proposed, laid out over a two-storey building. The following apartment schedule is proposed:

Table 3.1: Proposed Apartment Schedule

Apartment	Quantity
1 bed, 1 person	14
1 bed, 2 person	1
2 bed, 2 person	1

3.4 Whilst all the one bedroom units are strictly single occupancy, the two-person, two bedroom unit will provide flexible accommodation for use by couples or for a resident carer, depending on case-by-case individual needs and the level of care required. As such, all units comply with Nationally Described Space Standards.

3.5 The units are proposed to be configured as follows:

- Ground floor – 6no. 1B1P apartments, 1no. 1B2P apartment, office space, communal facilities (comprising a community room, kitchenette, quiet room, guest room, toilets and assisted bathroom), atrium lounge, stores and key servicing areas.
- First floor - 8no. 1B1P apartments, 1no. 2B2P apartment, communal facilities (comprising a kitchenette, breakout area and laundry room) a staff room and a stores room.

3.6 The building will feature a contemporary design, reflective of the new residential developments along Jurby Avenue with a mixture of muted buff primary protruding brick and grey buff secondary recessed brick. The building will be two storeys high with a copper-coloured mansard roofing system and large ‘zinc’ coloured aluminium window frames. The entrance will feature a contemporary timber canopy which extends into the gardens. The form of the building will follow a slight curve in order to best respond to the irregular ‘U shape’ of the site.. This design approach has been developed in order to maximise the use of the site and ensure that all apartments have views of the communal amenity space.

3.7 A total number of 13 car parking spaces, including 3no. EV charging points and 2no. disabled access bays, and will located at the north-east of the site, with access taken directly from Jurby Avenue. An area for the safe storage of scooters and bikes will be provided to the side of the main building.

3.8 Separate space is provided within an adjacent building for the storage of refuse.

4. Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 4.2 The currently adopted Development Plan for the area comprises the Manchester City Council Core Strategy (CS), which was adopted in July 2012, and relevant Saved Policies from the Revised Manchester Council Unitary Development Plan (UDP) that was adopted in July 1995. Other material considerations relevant to the determination of the application include:
- National Planning Policy Framework (“the Framework”)
 - National Planning Practice Guidance (the PPG);
 - The emerging Places for Everyone Plan;
 - The emerging Manchester Local Plan; and
 - Manchester Supplementary Planning Guidance

Adopted Development Plan

- 4.3 The Development Plan for the site comprises the Manchester City Council Core Strategy (“the Core Strategy”), which was adopted in July 2012, and relevant Saved Policies from the Revised Manchester Council Unitary Development Plan (“UDP”) that was adopted in July 1995, along with other Supplementary Planning Documents (“SPDs”). The site is not allocated for any specific use as shown by the current Proposals Map.
- 4.4 We provide a summary below of the policies of relevance to this application.

Manchester Core Strategy

- 4.5 Policy SP1 ‘Spatial Principles’ states that developers are required to demonstrate how their proposal will protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural surroundings both upon completion and through the construction process. The policy also emphasises the need to reuse previously developed land wherever possible.
- 4.6 Policy H1 ‘Overall Housing Provision’ sets out that the Council will seek to deliver high quality housing affordable to all sectors of the community, by releasing land to accommodate approximately 60,000 new dwellings. The policy continues to state that the type, size and tenure of housing mix will be assessed on a site by site basis and will be influenced by local housing need. Up to 90% of new residential development will be on previously developed land, especially on sites in sustainable locations.
- 4.7 Policy H1 continues that proposals for new residential development should take into account the need to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people, people with specific support requirements, BME communities, Gypsies and Travellers and Travelling Show people.
- 4.8 Policy H1 also states that new developments should take account of any environmental constraints on a site’s development (e.g. flood risk through the Manchester-Salford-Trafford Strategic Flood Risk Assessment, or other statutory designations). Development should also be designed to give privacy to both its residents and neighbours.
- 4.9 Paragraph 9.8 of the Local Plan emphasises the need for housing for elderly and disabled people. It goes on to say that demand for housing for the elderly is higher than the supply and this calls for additional housing in this regard.

The Council will work with developers to promote a high standard of internal design and space standards in new developments by encouraging developers to adopt the standards set out in Design for Access.

- 4.10 Policy H3 'North Manchester' states that over the lifetime of the Core Strategy, North Manchester will accommodate around 20% of new residential development. The policy confirms that much of the land in North Manchester is of low value or in need of remediation, hence it is important to ensure that housing schemes contribute to the overall environmental improvements and where opportunities arise, higher value development is promoted to encourage a mixed and diverse community by retaining or attraction economically active households in Manchester.
- 4.11 Policy H10 'Housing for people with additional support needs' states that proposals for accommodation for people with additional support needs will be supported where, there is not a high concentration of similar uses in the area already; it will contribute to the vitality and viability of the neighbourhood and; there would not be a disproportionate stress on local infrastructure such as health facilities.
- 4.12 Paragraph 9.41 notes that the Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle.
- 4.13 Policy T1 'Sustainable Transport' highlights the need for developments to provide high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking. It also emphasises the need to improve pedestrian routes and pedestrian environment and improve choice by developing alternatives to the car. Development will also be supported where it improves access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life.
- 4.14 Policy T2 'Accessible area of opportunity and need' states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.
- 4.15 Policy EN1 'Design Principles and Strategic Character Areas' sets out criteria to ensure development achieves a high quality of design by taking into account matters of functionality, protecting amenity, security and accessibility. In relation to matters of design, development proposals must ensure they are appropriate to their context, make use of opportunities to improve their character and quality of an area and enhance the street scene or character of an area by addressing matters of scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment.
- 4.16 Policy EN8 'Adaptation to Climate Change' states that new development should mitigate and reduce its impact on climate change factors. Major built developments will be required to demonstrate how they will seek to minimise their contribution towards and/or mitigate their effects on climate.
- 4.17 Policy EN9 'Green Infrastructure' states that the Council will develop an integrated network of high quality and multi-functional green infrastructure, which will provide a number of benefits and assist in the Council's strategy for protecting and enhancing the natural environment.
- 4.18 Policy EN10 'Safeguarding Open Space, Sport and Recreation Facilities' states that the will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals on existing open spaces will only be supported where equivalent or better replacement open space, sport or recreation facilities will be provided in the local area, or the site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained.

- 4.19 Policy EN11 'Quantity of Open Space, Sport and Recreation' states that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester.
- 4.20 Policy EN12 'Area priorities for Open Space, Sport and Recreation' states that within the North area of the City, the priority for open space, sport and recreation will be to ensure that new development will deliver improvements to the quality of existing provision.
- 4.21 Policy EN14 'Flood Risk' states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.
- 4.22 Policy EN15 'Biodiversity and Geological Conservation,' outlines the need for developers to demonstrate that the proposed development will not affect biodiversity or geodiversity. The Council seeks to maintain or enhance sites of biodiversity and geological value throughout the City.
- 4.23 Policy EN16 'Air Quality,' explains that the Council will seek to improve air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.
- 4.24 Policy EN18 'Contaminated Land and Ground Stability,' states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.
- 4.25 Paragraph 12.88 also states that the Council's target is for 90% of new development to be on previously developed land.
- 4.26 Policy PA1 'Development Management and Planning Obligations' sets out how the Council will seek to negotiate appropriate planning obligations where necessary in accordance with the Community Infrastructure Levy Regulations 2010. Contributions will be principally delivered through Section 106 agreements. There will be a presumption in favour of the on-site provision of benefits sought by planning obligations. In circumstances where a development may not be able to address all of the required planning obligations without the scheme becoming economically unviable, the Council will engage with developers on a site by site basis to consider whether contributions should be reduced to ensure viability.
- 4.27 Policy DM1 'Development Management' outlines specific issues that new developments should follow, to ensure that they contribute to the overall aims of the core strategy. It mentions issues such as:
- Appropriate siting, layout, scale, form, massing materials and detail
 - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - Vehicular access and car parking.
 - Green Infrastructure including open space, both public and private.
- 4.28 The Manchester Core Strategy does not outline any parking standards for Class C3 uses (dwelling houses).

Manchester Unitary Development Plan

- 4.29 The Manchester Unitary Development Plan ('the UDP' was adopted in July 1995, and policies were saved in September 2007. The following saved policies of the UDP are considered to be of relevance to the proposals.
- 4.30 Policy DC 2.1 'Rest Homes and Nursing Homes' states that new developments should maintain the existing character of a residential street or group of adjoining streets and should also avoid the over concentration of special needs or supported housing in any one area of the city. The availability of car parking and provision of safe servicing, ease of access for all (including disabled people) and effects on visual amenity must also be considered.
- 4.31 Policy DC7.1 'New Housing Development' states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

National Planning Policy Framework

- 4.32 The National Planning Policy Framework ('the NPPF') was updated in September 2023 and sets out the Government's planning policies for England and how these are expected to be applied. The policies contained within the NPPF are material considerations which local planning authorities should take into account.
- 4.33 It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:
- a. Economic: building a strong, responsive and competitive economy;
 - b. Social: supporting strong, vibrant and healthy communities; and
 - c. Environment: protecting and enhancing the natural environment and built and historic environment.
- 4.34 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 60 outlines that to support the objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forwards where it is needed.
- 4.35 Paragraph 92 outlines the way in which planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.
- 4.36 Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 4.37 Paragraph 105 states that the planning system should manage growth in support of these objectives and that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 4.38 Paragraph 110 states that development should ensure appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved for all, and that any significant impacts from the development can be mitigated.
- 4.39 Paragraph 111 states that the development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highways safety or that the residual cumulative impacts on the road networks would be severe.
- 4.40 Paragraph 119 states that planning policies and decisions should support the effective use of land. Paragraph 120(d) states that planning policies and decisions should 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. With regard to achieving appropriate densities, Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a. The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b. Local market conditions and viability;
 - c. The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d. The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e. The importance of securing well-designed, attractive and healthy places.
- 4.41 Chapter 12 of the Framework outlines how the government will seek to achieve well-designed places.
- 4.42 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.
- 4.43 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 4.44 Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design. However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability; or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 4.45 Paragraph 174 recognises that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution of land instability, and where appropriate, remediating derelict and contaminated land.
- 4.46 Paragraph 185 makes it clear that planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.

Planning Practice Guidance

- 4.47 The Planning Practice Guidance (PPG) supplements the National Planning Policy Framework and reinforces guidance on protecting open space and achieving good urban design.

Other Material Considerations

Guide to Development in Manchester SPD (April 2007)

- 4.48 This document serves as a guide when producing the design and access statement that is supposed to accompany every planning application. It highlights major topics like design, accessibility, street hierarchy, parking guidelines, etc.
- 4.49 Paragraph 2.13 states that the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.
- 4.50 Paragraph 3.1 states that developments need to be fully inclusive and accessible and new housing developments should be designed to be fully accessible, not only internally, but also with regard to all external areas. It also expands that whatever form car parking takes, adequate provision is required for disabled people with clear, safe, accessible footways leading to the main door.
- 4.51 Paragraph 4.4 states that developers will be expected to submit a statement on how their proposal will achieve the environmental standards set out in the SPD. This additional Environmental Standards Statement will be required for all planning applications, both outline and full, except for changes of use where no operational work is required, house extensions and mining or engineering work. (The exceptions listed do not of course negate the need for building regulations approval, where necessary). It will assist in demonstrating how the planning policy context has affected the development of the site as required in the process of producing the Design and Access Statement.
- 4.52 Paragraph 7.2 states that new housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area. Developments should be informed, both in terms of design and layout, by the wider context.
- 4.53 Paragraph 10.4 states that developments should provide a satisfactory internal layout which makes the best use of the space available - for example, avoiding the creation of unnecessary circulation space or the provision of inner rooms. Designers should seek to ensure that spaces are well lit and ventilated naturally.

Providing for Housing Choice SPD (October 2007)

- 4.54 This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision.
- 4.55 Paragraph 5.30 of the SPD recognises that in some circumstances, where there is an identified affordable housing need, provision of affordable housing will need to address more specific housing needs, such as extra care provision for the elderly.

Places for Everyone Plan (Emerging)

- 4.56 Nine Greater Manchester Local Authorities excluding Stockport are in the process of preparing an overarching development plan with strategic policies. The Places for Everyone Plan ("the Plan") will identify the objective needs of the councils and sets out the scale and distribution of housing and employment growth across the conurbation for the next 20 years.
- 4.57 The Plan was revised following the withdrawal of Stockport from the process and a Publication version of the Plan was published in July 2021. A period of public consultation ran from 9th August to the 3rd October 2021, following which the Plan was submitted to the Secretary of State. The Plan then underwent a Main Modification Consultation which ran from the 11th October to the 6th December 2023. The Council has stated that it expects the Plan to be adopted in 2024.
- 4.58 At present the plan is a material consideration yet can only be afforded limited weight.

Manchester Residential Design Guidance

- 4.59 The Manchester Residential Design Guide ("the Guide") sets out key design principles and guidelines to ensure that future development offers distinctive, innovate and high quality place making. The guide seeks to ensure the delivery of high quality places to live throughout Manchester. For decision taking, the guide will be used to inform the design and planning process to ensure that principles of good design in are part of all planning applications within Manchester.
- 4.60 The Guide sets out that proposed elevation should also reflect the surrounding context, nor should additional height compromise the privacy of neighbouring properties. Communal waste storage should be well designed, and integral to the design of the site. Bike storage should be located conveniently and planned to ensure easy access, encouraging day-to-day usage.
- 4.61 The Guide stipulates that reduced levels of car-parking provision should be aimed for in all types of development. Car parking levels should be reflective of the location and anticipated use, with less spaces provided in locations that are well connected to other modes of transport. The Guide goes on to confirm that:

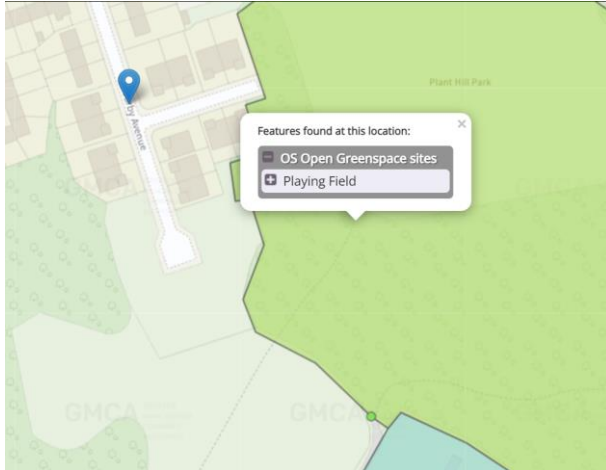
'The city needs to continue to function and retain its competitiveness. As a consequence, there is a need to balance the provision of sufficient parking with the need to encourage different, more sustainable modes of transport and working towards reducing the dependence on the car.'

5. Open Space Assessment

Introduction

- 5.1 As set out above, the site comprises an area of vacant, previously developed land adjacent to Plant Hill Park. Whilst not part of the wider park, the site is functionally linked to it and there are other connected areas of open space to the south of the site.

Figure 5.1 – Extract Map showing the application site alongside the designated extent of Plant Hill Park



Source: Mapping GM

- 5.2 Notwithstanding the fact that the site itself is not allocated as open space, an Open Space Assessment has been undertaken in order to demonstrate that, in accordance with Core Strategy Policies EN10 and EN12, the site is surplus to requirements in any event.
- 5.3 It is also worth noting that in approving planning permission reference 115905/VO/2017 in July 2017, the Council confirmed the suitability of the site for other forms of development and that no Open Space Assessment was provided in association with the application.
- 5.4 This assessment first identifies relevant local and national policy, and then identifies the provision of specific typologies of open space in the vicinity of the site before providing an assessment of the loss of the open space for the proposed development.

Planning Policy

- 5.5 This section of the assessment identifies the relevant planning policy basis for the assessment.

Local Policy

- 5.6 Core Strategy Policy EN10, which relates to Safeguarding Open Space, Sport and Recreation Facilities, sets out the Council's position on retaining and improving existing open spaces. The Policy states that the Council will support proposals that improve the quality and quantity of accessible open space, sport and recreation in the local area, provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity and improve access to open space for disabled people.

- 5.7 The Policy also states that proposals on existing open spaces and sport and recreation facilities will only be permitted where:

‘Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or the site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; of the development will be ancillary to the open space, sport or recreation facility and complement the use or character.’

- 5.8 Figure 5.2, which is taken from Table 12.4 in the Core Strategy, sets out the standards for quantity and accessibility of green spaces in Manchester. These standards are informed by the Strategic Open Space, Sport and Recreation Study, which was conducted in July 2009.

Figure 5.2 – Core Strategy Open Space standards

Open space type	Quantity	Accessibility
City Parks	0.2 ha per 1000 population	15 minute Public Transport Time City Centre – 15 minute drive time (Public Transport)
Local Parks	0.49 ha per 1000 population	10 minute walk time (480m)
Natural and Semi Natural Open Space	1.86 ha per 1000 population	15 min walk (720m) City Centre – 15 minute drive time (Public Transport)
Amenity Green Space	0.40 ha per 1000 population	10 minute walk time (480m)
Provision for Children	0.0265 ha per 1000 population	10 minute walk time (480m)
Provision for Young People	0.035 ha per 1000 population	15 minute walk time (720m)
Outdoor Sports	0.98 ha per 1000 population	15 minute walk time – grass pitches, tennis courts and bowling greens 20 minute drive time for athletics facilities and Synthetic Turf Pitches. Golf Courses – 30 minutes drive time.
Allotments	0.13 ha per 1000 population	15 minute walk time
Indoor Sports	Quality standards only - see below	Quality standards only - see below

- 5.9 Core Strategy Policy EN12, which sets out area priorities for Open Space, Sport and Recreation describes the priorities for open space, sport and recreation in the City as set out in Manchester's Strategic Open Space. For North Manchester specifically, the main priority is to ensure that new developments deliver improvements to the quality of existing provision.
- 5.10 Paragraph 12.66 of the policy states that: ‘...local provision of accessible high quality open spaces, sport and recreation facilities are particularly important to both local residents and families looking to move into new areas of the City.’

National Planning Policy Framework (NPPF)

- 5.11 Paragraph 99 of the NPPF states that:

‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

(b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'

Assessment

- 5.12 The open space at the site is solely amenity grassland, with no features of formal open space and with generally very limited qualitative value. The site is not formally part of Plant Hill Park and has only functioned as 'open space' following the demolition of the previous residential terraces which were located onsite sometime before 2010. It is only since that time that the site has laid vacant and has been grassed, likely due to ease of maintenance and due to the site being functionally linked to both formal and informal open space to the south and east. Furthermore, as highlighted above, the potential loss of open space was not raised by the Council during the consideration of planning application 115905/VO/2017 for residential uses in 2017.
- 5.13 Plant Hill Park, which is located to the immediate east of the site, is considered more than sufficient to provide for the day-to-day needs of the local community in this location, in respect of amenity green space and grass land. Plant Hill Park also provides other recreational features, including a children's play area and multi-use games area. The proposed development will have no impact upon Plant Hill Park, and the Park will continue to function once the development has been implemented.
- 5.14 However, it is recognised that Paragraph 99 of the NPPF requires an assessment to show that open space is surplus to requirements. Notwithstanding the above and that the site is evidently not allocated open space and its re-use for residential uses has been considered acceptable in principle by the Council in 2017, we have set out below the quantity of 'Amenity Green Space' with reference to Table 12.4 of the Core Strategy. Although not designated as such, the typology of green space to which the site most closely relates is considered to be 'Amenity Green Space'.
- 5.15 In respect of 'Amenity Green Space', as set out in Table 12.4 of the Core Strategy, there is a requirement for 0.4 hectares per 1,000 people within a 480-metre radius.
- 5.16 The population of the 480m radius around the site, as sourced from Experian MMG3, is 2,232. As such, with reference to the quantity set out at Table 12.4 of the Core Strategy it would be expected that a total of 0.9 hectares of 'Amenity Green Space' should be provided within a 480 metre radius of the site.
- 5.17 As set out at Section 2, the site is within the immediate proximity of Plant Hill Park and an area of informal open space to the south of the site. With reference to the extent of the informal open space to the south of the site, as identified on Mapping GM, this area provides approximately 1.5 hectares of 'Amenity Green Space'. This is in addition to Plant Hill Park, which provides 6.6 hectares of formal open space.
- 5.18 Accordingly, it is clear that within the prescribed 480 metre radius of the site there is a surplus of 'Amenity Green Space' available, such that the 0.27 hectares of informal open space provided by the site are clearly surplus to requirements. Furthermore, the quality of this previously developed area of land is qualitatively poor amenity grassland, and beyond the informal open space to the south of the site there is plentiful provision of formal open space at Plant Hill Park, immediately to the east of the site. Taken together, it is clear that the site is surplus to requirements in accordance with Core Strategy Policy EN10 and Paragraph 99 of the NPPF.

Conclusion

- 5.19 The application comprises an area of previously developed land, which since the demolition of the terraced properties on site before 2010 has been laid out as an area of amenity grassland. Although not formally part of Plant Hill Park, the site is linked to the Park itself and as such an Open Space Assessment has been undertaken in accordance with Core Strategy Policy EN10 and Paragraph 99 of the NPPF.
- 5.20 Although not designated as such, the typology of green space to which the site most closely relates is considered to be 'Amenity Green Space'. Table 12.4 of the Core Strategy indicates that for 'Amenity Green Space' there is a requirement for 0.4 hectares per 1,000 people within a 480-metre radius.
- 5.21 Within this radius of the application site, it would be expected that a total of 0.9 hectares of 'Amenity Green Space' should be provided. Immediately to the south of the site is an area of 'Amenity Green Space' that extends to approximately 1.5 hectares. In addition to this is the formal open space provided at Plant Hill Park.
- 5.22 Accordingly, it is clear that within the prescribed 480 metre radius of the application site there is a surplus of 'Amenity Green Space' available, such that the 0.27 hectares of informal open space provided by the site are clearly surplus to requirements. The proposals are therefore considered to comply with Core Strategy Policy EN10 and Paragraph 99 of the NPPF.

6. Planning Appraisal

6.1 This section considers the proposed development against the provisions of the development plan and other material considerations. In summary, it assesses the following:

- a. Basis for decision taking;
- b. Principle of development;
- c. Other material considerations, namely;
 - 1. Design, Layout and Amenity;
 - 2. Highways and Parking;
 - 3. Ecology;
 - 4. Drainage; and
 - 5. Air, Noise and Ground Contamination.

Basis for Decision Taking

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material consideration which indicate otherwise. Paragraph 11 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.
- 6.3 The NPPF is an important material consideration in determining the application. Running through the NPPF is a presumption in favour of sustainable development and the call for planning authorities to ‘boost significantly the supply of housing’ and meet the full objectively assessed housing needs for their area.
- 6.4 The currently adopted Development Plan for the area comprises the Manchester Council Core Strategy (“the Core Strategy”) adopted in January 2012, and relevant Saved Policies from the Revised Manchester Council Unitary Development Plan (“UDP”) that was adopted in July 1995. The starting point for decision taking is therefore the statutory Development Plan. It is also important to consider other key material considerations, such as the Supplementary Planning Guidance, the NPPF and Emerging Places for Everyone Plan.

Principle of Development

- 6.5 The site is located on Jurby Avenue, in a highly sustainable location in close proximity to a range of public transport lines, a location where the local planning policy seeks to direct development.
- 6.6 The surrounding area is predominantly residential with a wide range of open green space located in proximity to the site. Policy H3 of the Core Strategy provides for 20% of new residential development be situated in the north of Manchester. Furthermore, the policy states that much of the land in North Manchester is of low value or in need of remediation, hence housing schemes should contribute to environmental improvements and encourage a mixed and diverse community by retaining or attracting economically active households in Manchester.
- 6.7 Local policy is also supportive of proposals for accommodation for people with additional support needs where: there is not a high concentration of similar uses in the area already; it will contribute to the vitality and viability of the neighbourhood; and there would not be a disproportionate stress on local infrastructure such as health facilities. Taken together, it is clear that local policy is supportive of directing residential development to the site. Providing assisted care living facilities in a sustainable residential area where housing is needed for the elderly in an

attractive neighbourhood appropriately meets the aspirations of both the Council and the Government. The proposal will help with the delivery a mix of housing types in the City, meeting the needs of those with extra care requirements.

- 6.8 As set out at Section 2, the site is understood to constitute an area of previously developed land. Core Strategy Policy EN18 states that the Council will seek to direct 90% of new development to such locations. The proposal wholly accords with this aspiration and will result in the redevelopment of a vacant formerly developed site, bringing it back into use.
- 6.9 Notwithstanding this, it is acknowledged that since the demolition of the former terraced properties on site before 2010, the site has been laid out as an area of amenity grassland. Although not formally part of Plant Hill Park, the site is linked to the Park itself and as such an Open Space Assessment has been undertaken in accordance with Core Strategy Policy EN10 and Paragraph 99 of the NPPF.
- 6.10 This assessment has demonstrated that within the prescribed 480 metre radius of the application site there is a surplus of 'Amenity Green Space' available, such that the 0.27 hectares of informal open space provided by the application site are clearly surplus to requirements.
- 6.11 Taken together, it is clear that the principle of residential development on the site is considered to be wholly acceptable and consistent with the objectives of the Local Plan and NPPF, which seek to direct development towards previously developed land within the built-up area and in the most sustainable and accessible locations.
- 6.12 The principle of development is established, and further consideration of the proposals is now provided from a technical perspective.

Other Material Considerations

Design, Layout and Amenity

- 6.13 Core Strategy Policy EN1 relates to design principles and sets out criteria to ensure development achieves a high quality of design by taking into account matters of functionality, protecting amenity, security and accessibility. Development proposals must ensure they are appropriate to their context, make use of opportunities to improve their character and quality of an area and enhance the street scene or character of an area by addressing matters of scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment. Paragraph 127 of the NPPF sets out that decisions should ensure that developments function well and add to the overall quality of the area.
- 6.14 JDA have produced a Design and Access Statement ("DAS") which provides a summary of the design evolution of the proposals, and an assessment of the scheme in the context of the site's setting and the design of the proposal. The DAS confirms how the design has been informed through discussions with Officers at Manchester City Council, and how the proposals have been developed with consideration of how the site perimeters would be secured, the need to provide a clear entrance for the site, which would also be beneficial for security purposes and the position of external storage locations to the main building, along with consideration of environmental and design specific matters.
- 6.15 This development proposes 14No. 1-bedroom, 1-person self-contained apartments; 1No. 1-bedroom, 2-person self-contained apartments; and 1No. flexible 2-bedroom apartments for live in care or partnered living. The proposal of supported living with community hub sits comfortably within the local context, offering variety against the existing bungalows, semi-detached and terraced housing on Plant Hill Road and Jurby Avenue.

- 6.16 The scale of the building has been established by the existing one and two storey residential buildings that create the approach to the site. The use of two storeys allows for a repetition of unit types on a smaller footprint, which increases the economic viability of the project. The proposed number of units is sympathetic in scale to the need and user group, it allows for supported care and Nationally Described Space Standards (“NDSS”) living standards.
- 6.17 The layout of the scheme focuses on optimising landscaping to the frontages, providing outlook for residents to the rear with suitable access to all via designated and consolidated circulation space. The central access point has been designed to securely segregate and manage the private and public spaces, the curvature of the building allows us to provide access to the units without abrupt termination of the corridors, the spill out spaces to each end assist with this. The unit types have been designed for level access to the ground floor and first via the lift and will be M4(1&2) and NDSS compliant. The proposal offers supported care for people with dementia which is greatly needed in the area.
- 6.18 The proposed development utilises two buff-coloured bricks and a copper coloured mansard style roof which contrasts with the dominant red brick and render in local area with the earthier tones sitting more comfortable with the natural back drop.
- 6.19 The elevations have been developed to curve harmonious with the site restraints, offering visuals through and beyond. The large windows offer a vertical rhythm and break from the predominately horizontal linear form. Simple recessed detailing to the openings and brickwork provide an elegance to the proposal. The use of a dwarf wall and metal railings is in keeping with neighbouring bungalow schemes and retains an outlook through the site to the green views beyond.
- 6.20 Parking and access is provided to the side of building, this allows for generous and invitational landscaping to the frontage, softening the transition from the access road through to the shared entrance space which offers sight through to further gardens and the green open space beyond. Level access has been provided to all who visit or reside, with parking provided in close proximity, and bin and mobility aid storage all closely accessible too.
- 6.21 The proposals provide a total of 13 parking spaces, including two disabled parking bays and three EV charging points. Cycle Storage for two bicycles has been provided the front gardens besides the mobility store for staff use.

Highways and Parking

- 6.22 Core Strategy Policy T1 relates to sustainable transport, and highlights the need to provide high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking.
- 6.23 A Transport Statement has been prepared by TPS Transport Consultants and is submitted in support of the application. The Transport Statement identifies that the site is located within easy access of local amenities, including retail opportunities, health facilities and schools, and that there are opportunities for walking, cycling and public transport in the vicinity of the site. The proposed development will take access from Jurby Avenue, which is bound by footways and street lighting, and gives direct frontage access to dwellings on both sides.
- 6.24 An analysis of historic accident data suggests that there are no accident trends that might be exacerbated by the addition of development-related traffic, and the development is anticipated to generate three two-way trips in the AM peak hour and five two-way trips in the PM peak hour. The survey has been undertaken on the basis that there could be up to 10 members of staff on site at any time. Considering the nature of the development and the varying shift patterns, it has been assumed that 5 vehicles will be parked on-site overnight, associated with 5 overnight staff.

- 6.25 A parking accumulation exercise has been undertaken on this basis and demonstrates that there would be a maximum parking accumulation of 9 vehicles, based on there being 5 vehicles parked at the start of the day. Based on the maximum number of staff (10) and ensuring there is space for visitors, it is considered that the proposed parking area of 13 spaces is sufficient for the development.
- 6.26 The servicing arrangements for the site have been considered; servicing will be undertaken within the site, utilising the turning head proposed within the site. Swept path analysis of the proposed turning head has confirmed the suitability of this arrangement.
- 6.27 Car parking and cycle parking has been provided to meet the operational requirements of the site. Accordingly, it is proposed for there to be 13 parking spaces, including 3 EV charging parking bays and 2 disabled parking bays. This is deemed sufficient to meet the expected operational requirements of the site. Cycle storage and scooter storage will also be provided.
- 6.28 Accordingly, the proposed development is considered to accord with Core Strategy Policy T1 and that there are no highways reasons as to why the development should not be approved.

Ecology

- 6.29 Core Strategy Policy EN15 outlines the need for developers to demonstrate that the proposed development will not affect biodiversity or geodiversity.
- 6.30 Urban Green have undertaken a Preliminary Ecological Appraisal ("the Appraisal") in order to identify habitats on site and determine the suitability for any protected species that may be found on the site. The Appraisal found that the development of the site has no potential impacts on designated sites nearby, as the site is sufficient distance from nearby designated sites. However, the assessment identified that the site provides suitable habitat for common amphibians, birds, bats, hedgehogs and badger.
- 6.31 Accordingly, mitigation measures, including the implementation of Precautionary Working Methods during construction for the species noted above and the removal of vegetation to be completed outside of the breeding bird season, are recommended. It is also noted that no further surveys are considered necessary to facilitate the development.
- 6.32 Urban Green have also prepared a Biodiversity Net Gain Design State Assessment and a Biodiversity Management Plan. The assessment of Biodiversity Net Gain demonstrates that the proposed habitats provided are expected to produce a 157.2% net gain in area habitat units, and a 100% net gain in linear hedgerow units. As such, the proposals provide for a measurable net gain well in excess of policy requirements.
- 6.33 To supplement this Assessment, and to ensure habitats are maintained at the expected condition, a 30-year management plan has also been prepared. This plan provides a schedule for the long-term management of the proposed habitats, to ensure they are suitably maintained. The plan establishes that habitats should be maintained under a formal management regime for a minimum of 30-years, with regular assessments during this period to assess the development and condition of the habitats.
- 6.34 Accordingly, the proposals are considered to accord with Core Strategy Policy EN15.

Drainage

- 6.35 Core Strategy Policy EN14 relates to flood risk, and states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.
- 6.36 Shape Engineers have produced a Drainage Strategy to support the application proposals. The Phase 1 and Phase 2 Geo-Environmental Report confirms that infiltration drainage via soakaways is considered unlikely to be suitable for the proposed development.
- 6.37 The Drainage Strategy has been designed based on an impermeable area of 0.156 hectares, as such a below ground geo-cellular storage with a max volume of 56 cubic metres. This will accommodate storage for up to a 1 in 100 year + 40% climate change storm events without flooding. Surface water flow will be controlled by a hydrobrake, limiting flow to 5.0 l/s. Surface and foul flows will contact to the existing network via a proposed manhole connection, which will be agreed with United Utilities through agreement.
- 6.38 The proposals are therefore considered to accord with Core Strategy Policy EN14 and will minimise surface water run-off as well as directing development away from sites at the greatest risk of flooding.

Air, Noise and Ground Contamination

- 6.39 Core Strategy Policy EN16 relates to air quality, and states that the Council will seek to improve air quality within Manchester and that developers are expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.
- 6.40 IDOM have prepared an Air Quality Assessment to support the application. The report identifies that the site is not situated within an AQMA and monitoring data from 2019 indicates that, even in close proximity to major roads in the vicinity of the site, concentrations are not exceeding the annual mean AQO for NO₂. Consequently, it is expected that pollutant concentrations at the subject site will be comfortably below the AQO. The site is therefore considered to be suitable for the proposed development without the requirement for specific mitigation measures to reduce future occupants' exposure to air pollution. The risk of dust soiling during construction of the proposed development in the absence of mitigation is generally assessed as low to negligible. All phases of the development are considered to pose a negligible risk to human health in the absence of mitigation.
- 6.41 Recommended mitigation measures include the provision of 1no. EV charging point to each dwelling, the provision of a Travel Plan to set out measures to encourage sustainable means of transport and a using Air Source Heat Pumps for the supply of heating and hot water. The Air Quality Assessment concludes that the overall effect of the proposed development on local air quality is judged to be 'not significant'.
- 6.42 A Noise Impact Assessment has been prepared by IDOM in support of this application. This includes a noise measurement survey, which has been carried out to determine the impact of environmental noise on the proposed residential development.
- 6.43 The Noise Impact Assessment confirms that the noise levels in external garden amenity areas are considered to be within the acceptable range without further mitigation. Closed standard double glazing will be suitable in bedrooms and living areas, and the assessment confirms that the acoustic performance of standard double glazed units is

considered to provide sufficient noise attenuation to ensure suitable internal noise levels in all living rooms and bedrooms.

- 6.44 The mitigation scheme included within the Noise Impact Assessment confirms that noise, whilst noticeable, will not be intrusive and benchmark noise standards will be met.
- 6.45 Core Strategy Policy EN18 states that the Council will give priority for the remediation of contaminated land to strategic locations. A Phase 1 and Phase 2 Geo-Environmental Report has been prepared by Caulmert and is submitted in support of this application. The report recommends that allowances should be made for a capping layer of a minimum thickness of 600mm, of clean imported subsoil and topsoil in all proposed gardens and areas of soft landscaping that are underlain by reworked topsoil/made ground. This would ensure there are no valid pollutant linkages between soil-bound contamination and future residential users.
- 6.46 The report recommends no further investigation works in relation to foundation design. However, it does recommend that in respect of shallow ground water, one sample is collected from the existing monitoring well (WS4-6) and submitted for analysis for chemical contaminants to confirm there are no water-borne contaminants in the made ground. The completion of a gas monitoring programme, which would comprise six visits, including at least one under low atmospheric pressure conditions, is also recommended.
- 6.47 In respect of air, noise and ground contamination factors the development proposals are considered to accord with Core Strategy Policies EN16 and EN18.

Summary

- 6.48 Accordingly, there are no planning policy or technical issues that would prevent planning permission being granted for the proposed development, and as such in accordance with the NPPF, the Council should positively determine the application proposals without delay.

7. Conclusions

- 7.1 This Planning Statement has been prepared by Nexus Planning on behalf of Irwell Valley Homes to support the submission of a planning application on land at Jurby Avenue, Higher Blackley in north Manchester for:
- ‘The erection of 16no. bedroom extra care apartments and associated communal areas, landscaping and car parking’.**
- 7.2 This Statement describes how the site is a wholly appropriate location for the proposed extra care facility. The site is within a highly sustainable location and is accessible to a range of key local services and facilities, including excellent public transport links which provide regular services to key destinations. The proposed development will result in the re-use of a currently under-utilised, previously developed site, which will substantially enhance the aesthetics of the site and the surrounding area, and bring forward much needed extra care accommodation within a highly sustainable location in North Manchester.
- 7.3 The site has laid vacant since at least 2010, when the former terraced properties were demolished. Since that time, the site has been laid out as an area of amenity grassland. The Open Space Assessment submitted as part of this application confirms that within the prescribed 480 metre radius of the application site there is a surplus of ‘Amenity Green Space’ available, such that the 0.27 hectares of informal open space provided by the site are clearly surplus to requirements.
- 7.4 With reference to the planning merits of the proposals, we highlight the following:
- The proposals are in line with the aspirations of national and local planning policies which seek to focus development on previously developed land within existing settlements and in sustainable locations, especially for the creation of homes to meet identified needs;
 - Secures the re-use of a currently vacant, under-utilised site in a key location in an established residential area;
 - The site is not formal open space, and in any event, it has been demonstrated that it is surplus to requirements in the vicinity of the site;
 - The design of the proposed development complements and respects the existing character and form of the surrounding residential area in line with the adopted development plan; and
 - The proposals will contribute to Manchester’s supply of much-needed extra care facilities within the City.
- 7.5 Any potential constraints presented by the site have been positively addressed such that the proposals represent a suitable, available, achievable and deliverable extra care scheme.
- 7.6 Importantly, the proposals fully accord with relevant local and national planning policies and present an opportunity to contribute towards meeting housing needs in Manchester in a manner that offers a number of material benefits.
- 7.7 It is therefore submitted that the application can be positively considered by the Local Planning Authority.



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