



Paul Butler Associates
Planning, Development & Heritage Consultants

Great Places Housing Association

The Rossett, West Didsbury

Planning Statement

15 February 2023

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1. Introduction

Purpose of this Statement

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of the applicant, Great Places and Cube Homes. The statement is submitted in support of a full application in relation to the site, The Rossett, 123 Palatine Road, West Didsbury.
- 1.2 The application comprises the demolition of the existing two storey annex which links to the ground floor of the Victorian Villa and replacement with a two storey detached building. The replacement building will comprise 8 new apartments. All units in the new detached building (as with the existing annex building to the rear) will be affordable units. Currently there are 6 apartments in the rear annex. Although the rear annex was likely originally constructed to provide additional space to the main building, operationally it has functioned as a separate building.
- 1.3 The main building on site is a Victorian Villa, this does not form part of the application proposals with the refurbishment of this property being progressed under permitted development rights.
- 1.4 This planning statement will provide an overview of the development proposals, summarise the results of the various technical studies and assess the proposals against adopted national and local planning policy.

About the Applicant

- 1.5 Great Places is a profit-for-purpose organisation that gives back to customers, communities and colleagues. Great Places currently manage 24,000 homes across the North West. In 2020/21 Great Places delivered 557 new affordable homes and started 611. Great Places currently have over 1,300 affordable new homes under construction, they are Strategic

Partners with Homes England and have been awarded a grant of over £240 million to deliver affordable homes over the next five years.

- 1.6 Within Manchester City Council, Great Places are currently progressing a number of new build schemes across the city.
- 1.7 Cube Homes form part of the Great Places Housing Group and are experienced in delivering quality homes to a high standard. As part of the Great Places Housing Group, Cube Homes also operate a profit for purpose business model so all surplus profits are reinvested back into social value initiatives that help those in society less fortunate with a variety of programmes and schemes across the north west.

Description of Development

- 1.8 The site comprises two buildings: a Victorian villa to the front of the site; and a mid – late 20th century two storey linked building to the rear. The whole site is now managed by Great Places having acquired the Victorian Villa from Manchester Methodist Circuit, the transaction completed in August 2022.
- 1.9 In partnership with Cube Homes (CH) it is proposed to re-furbish the existing Victorian Villa and demolish the existing two storey linked building and replace with a new two storey building in this location.
- 1.10 The existing built form that is the subject of this application relates to the rear building only, there are currently 6 units in the rear building (all 1 bed units).
- 1.11 The rear linked building will be replaced by a new detached apartment building, that will accommodate 8 units for affordable rent. The new rear building will be 2 storeys in height.
- 1.12 The materials to be used in the construction of the new building are sensitive to the Victorian Villa with red brick the predominant material proposed. A blue grey brick soldier course is

proposed to the window surrounds and a blue grey course is proposed just below the parapet level. The coping stone to the parapet will be grey. The roof will be flat to keep the height of the development to a minimum and ensure it remains subservient to the main building on the site. UPVC windows are proposed to provide a complimentary appearance.

- 1.13 The proposals represent an excellent opportunity to improve the quality and standard of accommodation on site. The application is supported by a Environmental Standards Statement prepared by WECE which outlines the sustainability / energy efficiency measures to be employed as part of the scheme.
- 1.14 Car parking on site is currently accommodated to the front of the property, informal areas of hardstanding exist to the side and rear. The buildings on site are currently surrounded by an informal landscaped garden to the south and east. The proposals will seek to protect and enhance the garden areas on site. The parking arrangements for the property will remain unchanged with parking for the Victorian Villa retained to the front of the property.

Statement of Community Involvement

- 1.15 The applicant and Project Team have worked extensively with a range of stakeholders including Manchester City Council, United Utilities and Greater Manchester Police during the preparation of this planning application.
- 1.16 Pre-Application discussions were held with Manchester City Council (MCC) Planning department between October 2021 and January 2022, this advice has shaped the proposals submitted for planning approval. Further guidance from MCC has also been sought separately in relation to the proposed conversion of the Villa which does not form part of this application.
- 1.17 In terms of consultation with existing residents in the application property. Great Places have consulted with all remaining residents of The Rossett explaining the aspirations to redevelop the entire site via demolition and refurbishment. All residents have had individual, face-to-

face meetings to discuss the indicative plans and the process for relocating them to new homes in the local area. This included detailed discussions regarding the rehousing process, specific support needs and compensation. Great Places have also offered all existing residents the opportunity to express interest in returning to the new social housing once completed.

Documents submitted with the Planning Application

- 1.18 The planning application is accompanied by a series of drawings prepared by AEW Architects and the following documents in line with Manchester City Council's validation checklist.

Supporting Documents

- Application form and completed ownership certificates (prepared by Paul Butler Associates)
- Design and Access Statement (AEW Architects)
- Planning Statement (prepared by Paul Butler Associates)
- Heritage Statement (prepared by Paul Butler Associates)
- Preliminary Ecology Assessment (prepared by Simon Brain)
- Bat Emergence Survey (prepared by Rachel Hacking Ecology)
- Environmental Standards Statement (prepared by WECE)
- Phase 1 Ground Contamination Survey (prepared by Sutcliffe)

- SUDs Strategy (prepared by Sutcliffe)
- Highways Report (prepared by SCP)
- Waste Management Strategy (prepared by SCP)
- Acoustic Assessment (prepared by RS Acoustic Engineering)
- Crime Impact Statement (prepared by Greater Manchester Police)

Structure of this Statement

1.19 The remainder of this statement is structured as follows:

- Section 2 provides a description of the site and surrounding area;
- Section 3 sets out the planning policy framework relevant to the site and the proposed development;
- Section 4 provides an assessment of the scheme against the development plan and considers the material planning considerations; and
- Section 5 provides a summary of the overall case for granting planning consent.

2. The Site and Surroundings

The Site

- 2.1 The subject site is located at 123 Palatine Road, West Didsbury. The site is outlined in figure 2.1 below.



Fig 2.1: Aerial View of the site

- 2.2 The site address is The Rossett, 123 Palatine Road, West Didsbury, Manchester. The site is rectangular in shape and approximately 0.165 hectares in size. The existing site consists of a large detached Victorian villa to the front of the plot (likely dating from the 1860s/1870s) with a two storey flat roof annex (late 20th century) to the rear of this.

- 2.3 The Victorian property has three floors of accommodation above a basement, whilst the rear annex is two storeys in height. The property appears to date from the 1860s / 1870s and would have been constructed as a private residential dwelling known then as 'The Rossetts'. The Victorian Villa is constructed of red / orange brick with stone sills, arched brick headers and a decorative brick cornice beneath a pitched slate roof with chimneys. Windows are generally painted timber sashes to the front / public facing elevations with more modern UPVC interventions to the side and rear. A double height large stained-glass window exists to the rear elevation. The two storey annex to the rear is connected to the main Victorian building via a small single storey link which also provides access to the grounds of the property. The rear annex building is two storeys in height with a flat roof. The building is a simple t-shaped design constructed from purple brick and can be almost considered to be a free standing building.
- 2.4 The Victoria Villa at the front of the site is set back from the front boundary of the property with a parking forecourt immediately in front of the building abutting a landscape strip behind the boundary wall. Access into the site is gained from the front northwest corner of the site directly from Palatine Road. In addition to the forecourt parking a narrow route runs along the side of the building, this opens out to the rear (eastern) corner of the site. The two buildings on site are sited within well-maintained grounds with a shared garden area occupying the eastern side and rear of the extended building.
- 2.5 The site lies on the eastern side of Palatine Road, to the south of the site is a large late 20th century townhouse / apartment development constructed from buff – yellow brick. The properties facing Palatine Road are 3 storeys in height with a dormer frontage (fig 2.8), the scale of development subtly decreases to the rear with the third storey entirely enclosed within the roof space and served by rooflights. Facing the rear of the host site is a two storey property with windows which look towards existing windows in the host building (fig 2.6).
- 2.6 To the north is a similar sized Victoria Villa which has been converted to create accommodation for families of child cancer patients. To the rear of the site is the Northern tennis club which extends south to the rear of neighbouring properties. Northeast of the tennis club is the West Didsbury Metrolink stop which runs adjacent to Lapwing Lane. On the

northern side of Lapwing Lane is a small neighbourhood parade which includes a post office, pharmacy and cafes/ restaurants / bars (fig 2.11).



Fig 2.2 Frontage of the villa.



Fig 2.3: Frontage of the villa.



Fig 2.4: Rear annex taken from adjacent to rear boundary.



Fig 2.5: Access route running to side of property.



Fig 2.6: View of rear annex building and neighbouring development both with facing windows.



Fig 2.7: Rear annex building and small single storey link to villa.



Fig 2.8: View of neighbouring development to the south.



Fig 2.9: Modern development on the corner of Queenston Road and Palatine Road.



Fig 2.10: Metrolink stop north of the site



Fig 2.11: Parade of retail / restaurant / café uses on Lapwing Lane.

- 2.7 The site lies within the Blackburn Park Conservation Area (see figure 2.12 below). No listed buildings are located within close proximity to the site. The nearest listed buildings noted being the 'Former District Bank (West Didsbury Branch)' and the 'Former Withington Town Hall', both are over 100 metres and separated by substantial built form.
- 2.8 The site is not located within an Air Quality Management Area and is within Flood Zone 1 (lowest risk of flooding), see figures 2.13 and 2.14 below.

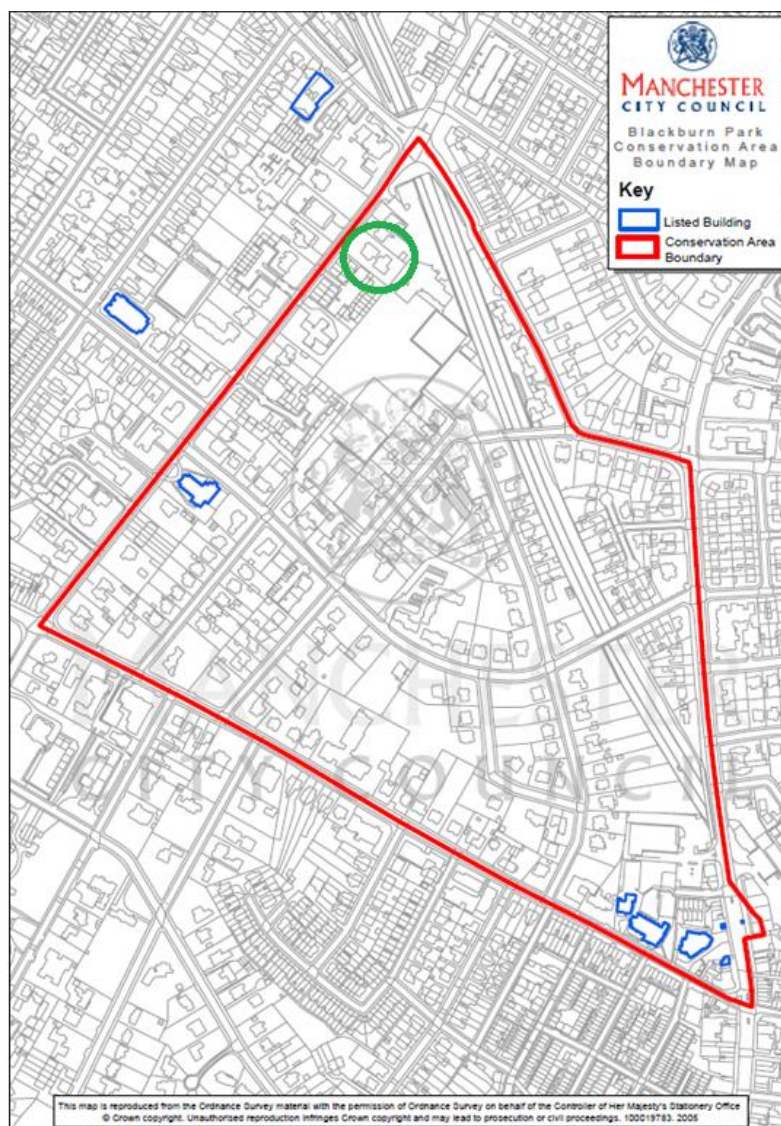


Fig 2.12: Blackburn Park Conservation Area boundary (site location identified by green circle).

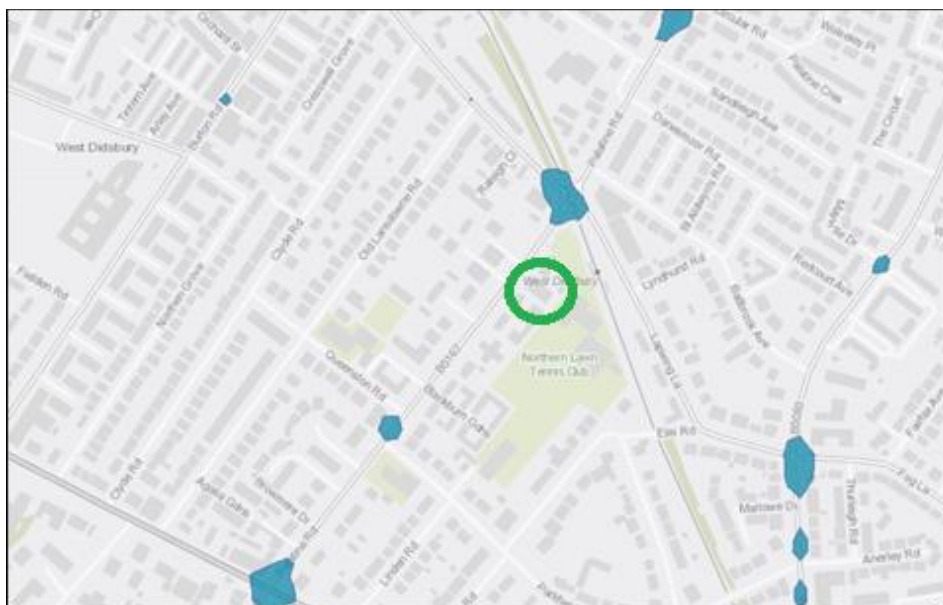


Fig 2.13: Air Quality Management Areas in local area (site location identified by green circle).

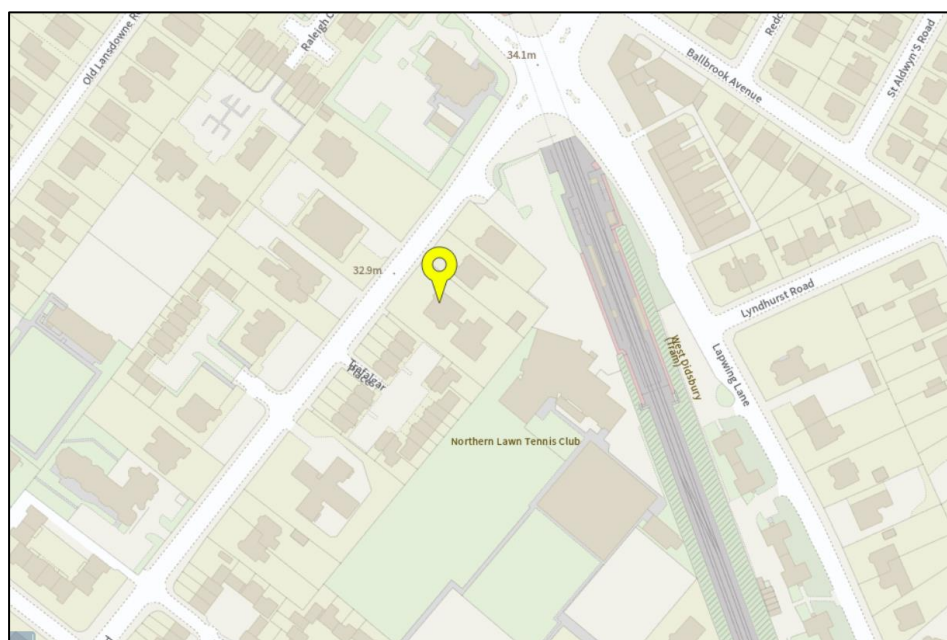


Fig 2.14: Environment Agency Flood Risk Map (site is in flood zone 1)

Surrounding Area

- 2.9 The site is located in an area which is characterised by a mix of uses. Residential is the most common use in the area, particularly to the north, south and west. Other uses in the area include offices, sport/leisure uses, retail and cafés.
- 2.10 The built form / character of the area is diverse. Historic development in the area shares characteristics with the subject property including large detached Victorian Villas and semi-detached properties. The public realm is characterised by mature tree planting and vegetation. Boundary treatments, including brick and stone boundary walls with railings / hedges, also contribute to the character of the area.

Planning History

- 2.11 The Council's online planning search records seven tree applications for the site and an application for planning permission as follows:

051250/FO/SOUTH1/96: Elevational alterations, extension and change of use from a nursing home to 8 self contained flats. Approved 26.03.1997.

3. Planning Policy Context

Introduction

3.1 Planning law requires that applications for development should be carried out in accordance with development plan policies unless material considerations indicate otherwise. Having regard to a proposed development of the site, the planning policy context against which a scheme should be considered is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

The Development Plan for Manchester

3.2 The Development Plan for Manchester comprises policies of the Manchester Core Strategy Development Plan Document (July 2012) and Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995). These documents are discussed in further detail below.

Manchester Core Strategy Development Plan Document (July 2012)

3.3 The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The site is located within the 'South Manchester Area' which the Core Strategy describes as an area of great contrast and diversity. It developed from a series of smaller settlements and has gradually expanded to become one of the most sought after residential locations within the City and the wider conurbation. South Manchester is a largely residential area and, at the time of the production of the Core Strategy, was home to approximately one third of Manchester's population (around 137,000 people). It provides a significant workforce for the City, within easy commuting distance of

the City Centre. It contains some of the most expensive residential property in Manchester, a higher proportion of affluent households than any other areas and an above average proportion of the higher educated workforce.

3.4 The Core Strategy identifies a range of 'challenges' facing the area, which include to:

- Maintain the character and popularity of the southern neighbourhoods particularly within the conservation areas.
- Improve standard of living and reduce levels of deprivation in Chorlton Park, Burnage, Withington and Fallowfield.
- Maximise opportunities created through Metrolink extension.
- Managing demand for student housing and ensuring that the sustainability and amenity of neighbourhoods are protected.
- Improve under-performing centres.

3.5 The accompanying Interactive Proposals Map which shows site specific planning policy designations identifies that the subject site is located within the Blackburn Park Conservation Area. No other site specific policies apply.

3.6 A summary of the key policies against which an application for development on the subject site would be judged is provided below. Core Strategy objectives and policies of particular relevance to the proposed scheme are outlined as follows:

3.7 Spatial Objective SO 1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.

3.8 Spatial Objective SO 3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.

- 3.9 Spatial Objective SO 15 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.
- 3.10 Spatial Objective SO 6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- 3.11 Policy SP 1 'Spatial Principles' states that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.
- 3.12 Policy H 1 'Overall Housing Provision' - The policy sets out that approximately 60,000 new dwellings will be provided for in Manchester over the period 2009 to 2027. New residential will need to take account of the need to: provide house types to meet a diverse and growing population; support growth on previously developed sites in sustainable locations; contribute to the Council's design principles in terms of character, amenity space and parking provision; address deficiencies in, physical, social or green infrastructure, prioritise sites in close proximity to centres of high frequency public transport routes; consider environmental constraints; and be designed to give privacy to both its residents and neighbours.
- 3.13 Policy H 6 'South Manchester' - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, with schemes adding to the stock of affordable housing.

- 3.14 Policy T 1 'Sustainable Transport' states that the Council will support proposals that deliver a sustainable, high quality, integrated transport system to encourage a modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.
- 3.15 Policy T 2 'Accessible Areas of Opportunity and Need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.
- 3.16 Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
- 3.17 Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 3.18 Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- 3.19 Policy EN 9 'Green Infrastructure' states that the Council will encourage developers to enhance the quality/quantity of green infrastructure, which will include green spaces, green roofs and tree planting.
- 3.20 Policy EN 14 '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; and, that new development should minimise surface water run-off.

- 3.21 Policy EN 15 'Biodiversity and Geological Conservation' states that new development will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.
- 3.22 Policy EN 16 'Air Quality' states that developers should 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.
- 3.23 Policy EN 17 'Water Quality' states that development should avoid any adverse impact on water quality, and minimise surface water run-off and ground water contamination.
- 3.24 Policy EN 18 'Contaminated Land and Ground Sustainability' states that the Council will give priority for the remediation of contaminated land to strategic locations.
- 3.25 Policy DM 1 'Development Management' - sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; effects relating to archaeological or built heritage.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

- 3.26 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which of relevance to development proposals are set out below.
- 3.27 DC7.1 'New Housing Development' which states 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.

- 3.28 DC7a. 1 'Large buildings of Historic and/or Architectural Interest' states that the re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.
- 3.29 DC18.1 'Conservation Areas' states that the Council will seek to preserve and enhance the character of designated conservation areas.
- 3.30 DC19.1 'Listed Buildings' states that in determining planning applications for development involving or having an impact on listed buildings the Council will have regard to the desirability of protecting their general setting.
- 3.31 DC26.1 'Development and Noise' states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Blackburn Park Conservation Area Declaration

- 3.32 The site is located within the Blackburn Park Conservation Area (see figure 2.12) which was designated by Manchester City Council in 1979. Planning law requires that in assessing development proposals regard should be had to the impact on the impact on the character and appearance of a conservation area. The designation also means that planning permission is generally required for the demolition of a building as well as providing protection for trees. The junction of Palatine Road and Lapwing Lane some distance from the site, forms boundaries of the adjacent 'Ballbrook' and 'Albert Park' Conservation Areas.

Other Relevant Guidance

3.33 Manchester City Council has also published a number of other guidance documents, which although not forming part of The Development Plan for Manchester are material considerations in the determination of planning applications. Those of relevance to the development proposals include:

- South Manchester Regeneration Framework (2008).
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (2007).
- Providing for Housing Choice Supplementary Planning Document and Planning Guidance (2008).
- The Greater Manchester Strategy (2017) ('Our People, Our Place').
- Stronger Together: Greater Manchester Strategy 2013 (GM Strategy).
- Manchester Residential Quality Guidance (2016).
- The Manchester Green and Blue Infrastructure Strategy (G&BIS) (2015).
- Design for Access 2 (2003).
- Validation Checklist (2018).

South Manchester Regeneration Framework (2008)

3.34 South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness. The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods. The SRF identifies a key issue for the area as providing a wider choice of housing to attract

and retain residents. It identifies that high-quality sustainable new housing developments should meet the housing needs of the existing and future population of South Manchester.

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

- 3.35 This document aims to support and enhance the on-going development of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.

Providing for Housing Choice Supplementary Planning Document and Planning Guidance (2008)

- 3.36 This document provides planning guidance on 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. The document confirms that the trigger for affordable housing being sought is developments of 15 or more dwellings or on sites of 0.3 hectares or more.

The Greater Manchester Strategy (2017) 'Our People, Our Place'

- 3.37 This document was produced by the Greater Manchester Combined Authority (GMCA) and replaces the former 'Stronger Together: Greater Manchester Strategy' published in 2009. It sets out a very clear vision for the City-Region, stating that Manchester will be: *'A place where all children are given the best start in life and young people grow up inspired to exceed expectations. A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you'll get it. A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent. A place where people live healthy lives and older people are valued. A place at the forefront of action on climate change with clean air and a flourishing*

natural environment. A place where all voices are heard and where, working together, we can shape our future.'

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

- 3.38 The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed City outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

Manchester Residential Quality Guidance (2016)

- 3.39 The Manchester Residential Quality Guidance was published in 2016 and seeks to outline the considerations, qualities and opportunities that will help to deliver high quality residential development across Manchester. The document is a material consideration in the determination of planning applications.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) (2015)

- 3.40 The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Four objectives have been established to enable the vision to be achieved: 1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers 2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth 3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond 4. Improve and promote a wider

understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Design for Access 2 (2003)

- 3.41 This is the Council's best practice guidance on inclusive design standards. It sets out the City's aspirations for inclusive development and is intended for use by architects, planners, engineers, landscape architects and other designers. The document acknowledges that when dealing with the constraints imposed by existing buildings it may not always be possible to meet the access standards set out within the document.

Validation Checklist (September 2018)

- 3.42 Whilst the primary purpose of the validation checklist is to advise on the information requirements to support a planning application. The scope of the document goes beyond this and advises on certain criteria that should be fulfilled for an application to be considered acceptable. This will be commented on as necessary in Section 4 below.

Places for Everyone Joint Development Plan (2021)

- 3.43 The Revised Draft Greater Manchester Spatial Framework ('GMSF') was subject to public consultation at the start of 2019. The GMSF is no longer going ahead, instead the 'Places for Everyone Plan' (PFEP) is being progressed by the remaining nine Greater Manchester local planning authorities. The PFEP has been submitted for examination in public with the hearing sessions and representations presently taking place. At this moment in time, as the PFEP has not been tested through examination, it is considered that only limited weight can be given to the policies in the PFEP.

National Planning Policy Framework (NPPF)

- 3.44 The updated National Planning Policy Framework (NPPF) was most recently updated on 20th July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.
- 3.45 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 3.46 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 3.47 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and

implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

- 3.48 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.49 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.
- 3.50 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.
- 3.51 Paragraph 69 highlights that small to medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly in comparison to larger sites. Paragraph c) emphasises the importance of windfall sites and states local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes.

- 3.52 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 3.53 Promoting healthy and safe communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 3.54 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.
- 3.55 Paragraph 111 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 3.56 Making effective use of land (Chapter 11) - the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning 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.

3.57 Paragraph 123 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

3.58 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- local market conditions and viability;
- 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;
- the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

3.59 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

3.60 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

3.61 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

3.62 Decision making - guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

3.63 The proposed development scheme has been designed in accordance with the policies and provisions of the NPPF.

Planning Practice Guidance

3.64 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has

been taken into consideration in formulating development proposals for the redevelopment of the application site.

4. Planning Appraisal

Introduction

- 4.1 It is a requirement of section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The statutory development plan therefore relating to the application site consists of the Manchester City Council Core Strategy (adopted 2012) and the saved policies of the UDP. Material considerations relating to the application site include the National Planning Policy Framework, Planning Practice Guidance and Supplementary Planning Documents prepared by Manchester City Council.
- 4.3 The remainder of this section will examine the principle of development proposed for this site, followed by an appraisal of the scheme against all other relevant planning and environmental considerations. Having regard to the above planning policy guidance, the main planning considerations against which the proposed scheme should be considered, and which are discussed in this section, include:
- The Principle of Development
 - Residential Amenity
 - Design
 - Highways, Accessibility and Parking
 - Crime and Security

- Ground Conditions
- Acoustic Considerations
- Flood Risk and Drainage
- Ecology
- Broadband Connectivity Assessment

The Principle of Development: Demolition

- 4.4 The existing rear annex is out of character with the historic building on site and surrounding built form, therefore the loss of this proposed structure would not be of any harm to the character of the site or surrounding area.

The Principle of Development: Rebuild

- 4.5 The demolition of the two storey rear building and replacement with a new two storey building will provide a net increase of two dwellings. The principle of development is considered to be acceptable, the new apartments will be built to modern energy efficiency standards and optimise the provision of affordable housing on the site. As will be discussed further below and in the supporting Heritage Statement the design of the new development is considered acceptable in planning policy terms.
- 4.6 The proposals constitute the redevelopment of previously developed land with new modern affordable housing, thereby representing an efficient use of land and relieving pressure to build on more valuable and potentially less sustainable greenfield locations.

- 4.7 Core Strategy policy clearly supports the development of new housing in sustainable locations, with good access to public transport and services. In particular, Policy T2 promotes development that is easily accessible to the city's main economic function and is easily accessible by walking, cycling and public transport. The principle of development is therefore considered to be in accordance with policies SO3, SO6, T2, H1 and H6 of the Core Strategy.

Apartment Mix

- 4.8 The proposals will replace the existing 6 x 1 bed units with 8 new 1 bed units. The increase in two dwellings represents an efficient use of the site and responds to an identified need by Great Places for more small affordable homes in the South Manchester area. The MCC Validation Checklist guides that within the city centre, only 33% of units in new apartment developments should be 1 bed dwellings. This site is outside of the city centre, therefore this guidance is not relevant. Furthermore, given the existing provision on site and form of development proposed which responds to an identified need then the proposed mix of units is considered to be acceptable.

Apartment Sizes

- 4.9 MCC's Validation Checklist and the Manchester Residential Quality Guide (MRQC) require that any new development should adhere to the adopted space standards which are based on the Nationally Described Space Standards and London Housing Guide. The standards are included in the annex to the MRQC. The development has been designed to comply with these standards.

Residential Amenity

- 4.10 The rear of the new building looks east towards the Northern tennis club therefore the provision of new habitable windows in this elevation will not cause any loss of privacy or

overlooking. The existing south elevation looks towards a facing property in Trafalgar Place. The relationship is illustrated in figure 4.1 below.



Figure 4.1: Host site and Trafalgar Place

- 4.11 Evidently there is an element of mutual overlooking at present as both properties have habitable room windows facing one another. In the third floor of the Trafalgar Place property, velux windows are located in the roof slope so the outlook is skywards.
- 4.12 The new development will not be located any closer to this building therefore the proposed elevation which contains habitable room windows will not cause any depreciation upon the existing situation in terms of privacy and overlooking, on balance this relationship between properties is considered to be acceptable.

- 4.13 No new habitable room windows are proposed in the west elevation and whilst the building is marginally closer it is considered that the relationship between the properties is acceptable.
- 4.14 The north elevation of the new building will contain habitable room windows, however a gap to the site boundary is retained. These windows will face towards the hard surfaced area of the site to the north and therefore no undue loss of amenity is anticipated.

Design

- 4.15 Whilst the existing rear annex is not attractive in its aesthetic appearance it is of a clear subordinate scale in relation to the main building and accordingly the effect is a sense of spaciousness retained around the building. The development therefore carries forward this two storey scale and retains separation between the Villa and the site boundaries.
- 4.16 The scheme's design has been developed following an assessment of the site and its surroundings. The proposals are considered to be sensitive to the character of the existing building and the development will be a positive addition to the streetscene. The complimentary scale and materiality allows the development to assimilate with the existing Victorian Villa and ensures that no harm to the character and appearance of the streetscene will arise. The acceptability of the design approach is further justified within the submitted Design and Access Statement.
- 4.17 In light of the Conservation Area designation, it is necessary to consider the impact on the character and appearance of the Conservation Area: a separate Heritage Statement prepared by Paul Butler Associates is submitted with the application.

Highways, Accessibility and Parking

- 4.18 The site is located within a highly sustainable and accessible location adjacent to the district centre of Levenshulme, with excellent access to shops, services, amenities and employment opportunities. The site also benefits from excellent public transport links.
- 4.19 Parking is currently available to the front of the property. Given the proposed development will only increase the number of units by two dwellings it is considered that the level of provision across the site is acceptable. As evidenced by the low number of parking spaces utilised on site, the existing residents do not all have access to a car and therefore it is not anticipated that the increase of two units will cause any material concerns in terms of parking and highway safety.
- 4.20 The proposed development would be in a highly accessible location close to existing services, employment opportunities and high quality public transport facilities, significantly reducing the need to travel by private car and thereby contributing to the Core Strategy spatial objective of SO1 (Spatial Principles) which seeks sustainable development that can assist in halting climate change.
- 4.21 Increased cycle provision will be provided on site in the form of a dedicated cycle store close to the entrance to the new building.

Servicing

- 4.22 Existing waste management arrangements for the main building and annex comprises an informal bin store in the front car park. This presents a negative appearance to the conservation area, therefore a dedicated bin store for the whole site will be built to the north of the existing Villa. A Waste Management Strategy / Proforma is submitted with the application which identifies that the development will comply with the Council's waste collection criteria.

Crime and Security

- 4.23 The proposals have taken into consideration security measures for the development. Overall, the development is acceptable from a security perspective and will be in accordance with the provisions of local and national policies which seek to achieve well designed, safe places. A Crime Impact Statement prepared by Greater Manchester Police supports the application.

Ground Conditions

- 4.24 A Phase 1 Preliminary Risk Assessment has been prepared by Sutcliffes. The findings of this report do not consider there to be any identifiable significant environmental issues regarding the site. The report recommends a Phase II Ground Investigation to confirm the ground conditions and allow the design of foundation solutions. This can be secured by standard planning conditions.

Acoustic Considerations

- 4.25 An Acoustic Design Report has been prepared by RS Acoustic Engineering, this outlines the details of the relevant performance standards to be achieved (both airborne and impact sound insulation) and provides recommendations regarding appropriate separating constructions and acoustic enhancement.

Flood Risk and Drainage

- 4.26 The site is located in Flood Zone 1 and therefore is at low risk of flooding i.e. less than 1 in 1,000 year's annual probability of flooding. As such a Flood Risk Assessment is not required for this application. A Drainage Strategy has been prepared by Sutcliffe, this assesses the drainage options against the drainage hierarchy and concludes that discharge to the combined sewer is the only viable option. Please refer to the submitted Drainage Strategy Report for further information.

Ecology and Trees

- 4.27 A Phase 1 Ecology Survey and Bat Emergence Surveys are submitted in support of the application. The reports are able to conclude that the development can proceed without the need for further survey work.
- 4.28 A Tree Survey and Constraints Report and Tree Root Investigation Report are submitted in support of the application. The Tree Root Investigation Report being necessary due to the presence of two large off site Beech trees (T4 and T5). The site investigation examined the root types via a trial trench at the point of where the development would be installed. This indicated that smaller tree roots were evident that would re grow because of their size and the fact that nutrients can be made available to them. It was therefore concluded that there were no impacts on tree safety should development require excavation to the points shown.

Broadband Connectivity Assessment

- 4.29 External and internal fibre to the property cabling will be provided in line with the Government Guidelines for Data Ducting Infrastructure for New Homes.
- 4.30 In summary the below will be installed for the development.

External Infrastructure

- 4.31 Fibre cabling is brought into the development via underground ducting and into the building.

Internal Infrastructure

- 4.32 Fibre is run internally via cable tray and GPON fibre direct to each dwelling. The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of work.

5. Conclusions

- 5.1 This Planning Statement has been prepared on behalf of Great Places and Cube Homes in support of a full application for the demolition of the rear annex building at 123 Palatine Road and the redevelopment with a new two storey detached building accommodating 8 new modern apartments.
- 5.2 The principle of development is considered acceptable with the development supporting the strategic aims of Manchester City Council's planning policies. The development site is located in a highly accessible and sustainable location close to jobs, transport links, services and local amenities. The proposed development will also result in a sensitive addition to the streetscene.
- 5.3 The scheme has been developed through constructive pre-application discussions with Manchester City Council.
- 5.4 The application has been accompanied by a range of technical reports which successfully demonstrate that there are no technical reasons for development not to be permitted.
- 5.5 The application submission therefore successfully demonstrates that the site is in a suitable and sustainable location for residential development in accordance with local and national planning policy.

Appendix 1: Construction Management Strategy

Construction Management Strategy

This section provides initial details in respect of how the construction phase will be managed. At the planning submission stage of the process, in advance of a contractor being appointed it is not feasible to provide a construction management plan. A construction management plan is usually produced by the main contractor as they will have their own 'in house' procedures and regulations in place to manage the construction phase. The appointment of a contractor typically takes place once full planning permission has been approved, and therefore this matter is usually the subject of a pre commencement planning condition in the Manchester City Council administrative area.

Great Places are keen to manage the construction process as effectively as possible and this may include the site manager liaising with residents individually so they have a 'point of contact' should they need it. As mentioned above the construction management plan is usually the subject of a planning condition and will include information with respect to the items listed below:

- Details for consulting the local community prior to construction works commencing on site.
- Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs.
- Details of dust suppression measures and measures to control dust and mud on the surrounding public highway network.
- Methodology for the undertaking of demolition and on site processes such as crushing of materials etc.
- Extracted materials to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor.
- Specified working hours for the site including hours for the delivery of materials.
- Identified vehicular access points into the site for all construction traffic, staff vehicles and heavy goods vehicles.
- Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions.
- Measures for securing the site, including on site security and lighting.

Great Places will work with the Council through the post planning stages in order to formalise the management of the construction phase.

Appendix 2: Local Labour Strategy

Local Labour Strategy

Great Places and the appointed contractor will ensure that the project adds value to the local economy by maximising employment and training opportunities for residents of Levenshulme and the surrounding neighbourhoods.

It is recommended that a Local Labour Agreement is the subject of a **planning condition** as most contractors have their own 'in-house' staff such as Learning & Development Officers and Engagement Officers who support apprentices, work placements and trainees and engage with local stakeholders to identify opportunities for collaborative working.

With other applications the Work and Skills Team at Manchester City Council have confirmed that for most applications that a Local Labour Agreement would not be required for validation, but that their recommendation would be for a suitably worded planning condition to be applied to any grant of planning permission.

The application is in agreement to such a condition being applied and is committed to working with the Work and Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents.