

The Planning Bureau Limited

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Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Our Ref: CRB
Your Ref: PP-11525394
Date: 13th September, 2022.

For the attention of Jennifer Connor

Dear Jennifer,

McCARTHY & STONE RETIREMENT LIFESTYLES LTD – ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY II TYPE ACCOMMODATION) WITH ASSOCIATED COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING FOLLOWING THE DEMOLITION OF THE EXISTING BUILDING SITE OF JESSIEFIELD, SPATH ROAD, DIDSBURY, MANCHESTER, M20 2TZ

I refer to the above and I now have pleasure in submitting our revised (full) planning application following the refusal and subsequent appeal dismissal for our original planning application (LPA ref. 128018/FO/2020).

The application (submitted via the Planning Portal Ref: PP-11525394) comprises duly completed planning application forms together with the following planning drawings:

<i>Drawing number</i>	<i>Drawing Name</i>
NO-2697-3-AC-0001	Location Plan
NO-2697-3-AC-0002	Proposed Site Plan
NO-2697-3-AC-1000	Proposed Floor Plans
NO-2697-3-AC-1001	Proposed Roof Plan
NO-2697-3-AC-2001	Proposed Elevations 1 of 2
NO-2697-3-AC-2002	Proposed Elevations 2 of 2
NO-2697-3-AC-2100	View from Spath Road
NO-2697-3-AC-2101	Summer View from Spath Road and Lancaster Road
NO-2697-3-AC-2102	Winter View from Spath Road and Lancaster Road
NO-2697-3-AC-2103	View over Car Park
NO-2697-3-AC-2104	View from Lancaster Road 1 of 2
NO-2697-3-AC-2105	View over Terrace
NO-2697-3-AC-2106	View from Lancaster Road 2 of 2
NW-2697-03-LA-101 3712 Rev B	Landscape Layout
1050-KC-XX-YTREE-TCP01Rev0	Tree Constraints Plan
1050-KC-XX-YTREE-TPP01RevA	Tree Protection Plan

Unit 3, Edward Court, Broadheath, Altrincham, WA14 5GL

Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, BH8 8AQ.
Registered in England. Registered No. 2207050. VAT No. 927579181.

The following documents / technical studies are also submitted:

Document Title	Author
This Covering Letter	The Planning Bureau Ltd
Application Forms and Certificates	The Planning Bureau Ltd
Planning Statement	The Planning Bureau Ltd
Visually Verified Views (Winter and Summer)	Nicholas Pearson Associates
Schedule of Unit Sizes	The Planning Bureau Ltd
Design, Access and Sustainability Statement	MCK Architects
Energy Statement	Focus Consultants
Tree Survey and Impact Assessment	Keen Consultants
Transport Statement	Transport Planning (York) Ltd
Evidence of Housing Demand and Supply	Three Dragons and Celandine Strategic Housing
Crime Impact Statement	Greater Manchester Police
Financial Viability Assessment	Alder King
Nocturnal Bat Survey Report and Updated Site Walkover	E3p
Phase 1 Desk Top Study Report	Arc Environmental
Method Statement for the Construction of the Proposed Site on Land Off Spath Road, Didsbury, Manchester M20 2TZ.	McCarthy & Stone
Statement of Community Engagement	BECG
Model Conditions Report	The Planning Bureau Ltd

In addition, I also attach four independent studies setting out the benefits of retirement living accommodation of the same type as proposed at this Didsbury site. These were carried out by WPI Strategy for the Homes for Later Living Group, leading to the following reports:

- **“Healthier and Happier”** - An analysis of the fiscal and wellbeing benefits of building more homes for later living (Sept 2019)
- **“Chain Reaction”** - The positive impact of specialist retirement housing on the generational divide and first time buyers (Aug 2020)
- **“Silver Saviours for the High Street”** - How new Retirement properties create more local economic value and more local jobs than any other type of residential housing (Feb 2021)
- **“Sustainable Living”** - How the ‘downsizing dividend’ can deliver a greener housing future (April 2022).

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I look forward to receiving confirmation that the application has been registered and is valid. However, if there are any immediate queries then please do not hesitate to contact me in the first instance.

Yours sincerely



CHRIS R BUTT BA(Hons), BPI, MRTPI
Associate Director

Encs.