

1 INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group (the “Applicant”) in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It is proposed that three plots, within the town centre, will be brought forward for residential development and are referred to as follows:
- Brotherton House
 - C2 The Birtles.
 - Alpha House.
- 1.2 Each site will be brought forward as separate ‘Full’ planning applications for residential development and will be submitted to Manchester City Council (‘MCC’) for determination as the Local Planning Authority (‘LPA’). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework (‘DF’) in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (C2 The Birtles and Alpha House) and the remaining plot (Brotherton House) is located immediately adjacent to the boundary of the DF area. This ES has been prepared as a ‘global’ ES to support each of the three applications. The approach to the ES is set out in further detail in **Chapter 2: Assessment Scope and Methodology**.
- 1.3 The location of each site, as defined by each respective red edge planning application boundary is shown on the following **Figure 1.1a** (Brotherton House) **Figure 1.1b** (C2 The Birtles) and **Figure 1.1c** (Alpha House).

EIA Regulations and Procedures

- 1.4 An ES is a document that sets out the findings of an Environmental Impact Assessment (“EIA”). An EIA is a process for identifying the “*likely significance of environmental effects*” (beneficial or adverse) arising from a development project, by comparing the existing environmental conditions prior to development (i.e the baseline environment) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application so that its findings can be considered when an application is determined.
- 1.5 The procedural statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for ‘EIA Development’ are set out

within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018)¹ (the 'EIA Regulations').

- 1.6 Where an application is made for planning permission for EIA Development, the local planning authority ('LPA') is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration as reported within an ES.

Scoping

- 1.7 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered by the Applicant to be pertinent and are likely to result in "*significant effects*" as required by the EIA Regulations. Details of the scoping exercise carried out with regards to the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

Structure of Environmental Statement

- 1.8 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.
- 1.9 This ES is structured as follows:
- **Environmental Statement Volume 1:** Main Text and Figures - Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Site, the Proposed Development and consideration of Alternatives. This is followed by the 'technical chapters' for each environmental discipline 'scoped-in' to the ES along with consideration of cumulative effects. The volume concludes with a summary on likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.
 - **Environmental Statement Volume 2:** Technical Appendices - Comprises the associated technical appendices which support each environmental topic within Volume 1.

¹ The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.

1.10 The content of the main ES report comprises:

- **Chapter 1 Introduction**
- **Chapter 2 Assessment Scope and Methodology**
- **Chapter 3 The Application Site**
- **Chapter 4 Proposed Development and Alternatives**
- **Chapter 5 Planning Policy and Context**
- **Chapter 6 Socio-economics and Health**
- **Chapter 7 Climate Change**
- **Chapter 8 Residual Effects and Mitigation Summary**
- **Chapter 9 Glossary**

The EIA Consultant Team

- 1.11 The consultants who have contributed to the preparation of this ES are referenced in the competency statement, along with information demonstrating their “*expertise to ensure the completeness and quality of the ES*” in accordance with the EIA Regulations, see **Appendix 1.1**.
- 1.12 Asteer Planning are also a corporate partner of the Institute of Environmental Management and Assessment (IEMA).



Environmental Statement Availability and Comments

Availability

- 1.13 This ES and planning application documents will be made available online via MCC's websites once the application has been validated. Please contact the planning department at MCC (contact details below) for details on where and when hard copies of the ES may be available for inspection. All efforts will be made to make the document publicly accessible at the following addresses:

- www.manchester.gov.uk
- 0161 234 4516
- Planning Building Control and Licensing - Growth and Development, Town Hall Extension, Lloyd Street Manchester M2 5DB
- Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

- 1.14 Alternatively, the ES may be purchased direct from Asteer Planning, the costs for which are set out below:

- Volume 1: Main Text - £100
- Volume 2: Technical Appendix - £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a USB - £10

- 1.15 For copies of any of the above please contact Asteer Planning LLP at:

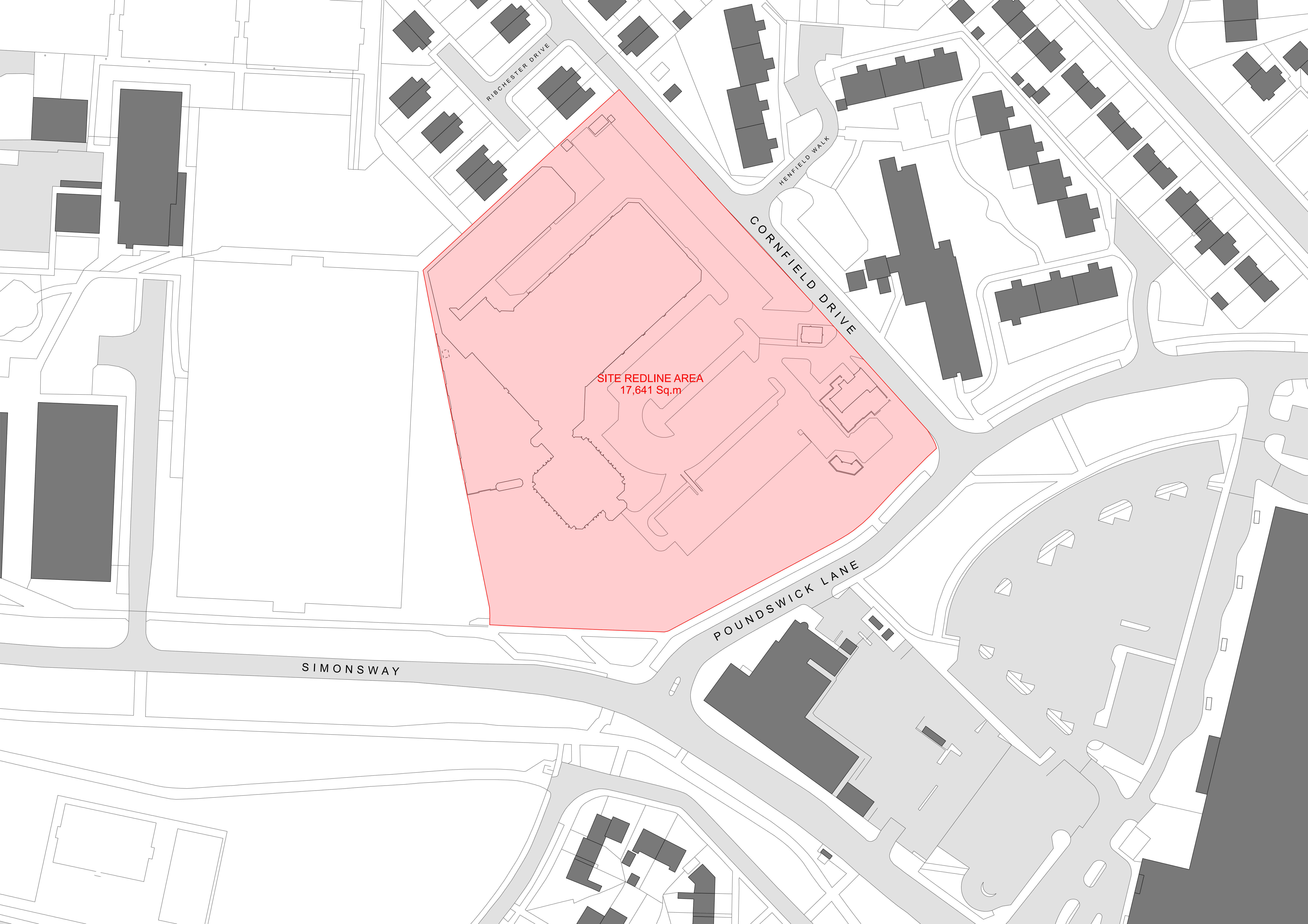
3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Comments

- 1.16 Comments on the planning application should be sent to the MCC Planning Departments, using the details given above. Please do not send comments to Asteer Planning, the Applicant or the consultants who have contributed to this ES as they need to be sent to the planning authorities to ensure that they are taken into consideration when the application is determined.



Figure 1.1a Brotherton House Site Location Plan



RIBCHESTER DRIVE

HENFIELD WALK

CORNFIELD DRIVE

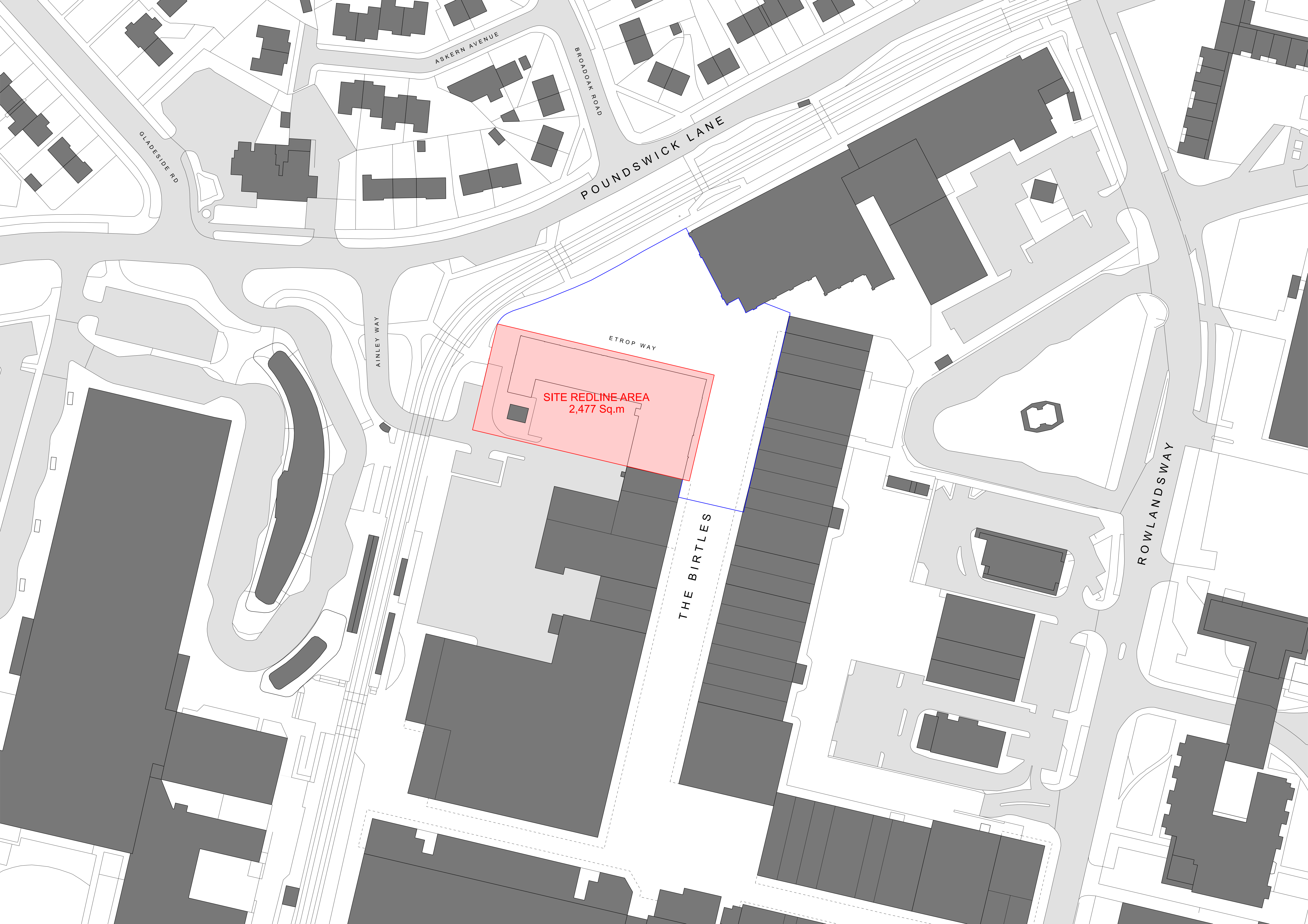
POUNDSWICK LANE

SIMONSWAY

SITE REDLINE AREA
17,641 Sq.m



Figure 1.1b C2 The Birtles Site Location Plan



ASKERN AVENUE

BROAD OAK ROAD

POUND SWICK LANE

GLADESIDE RD

AINLEY WAY

ETROP WAY

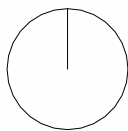
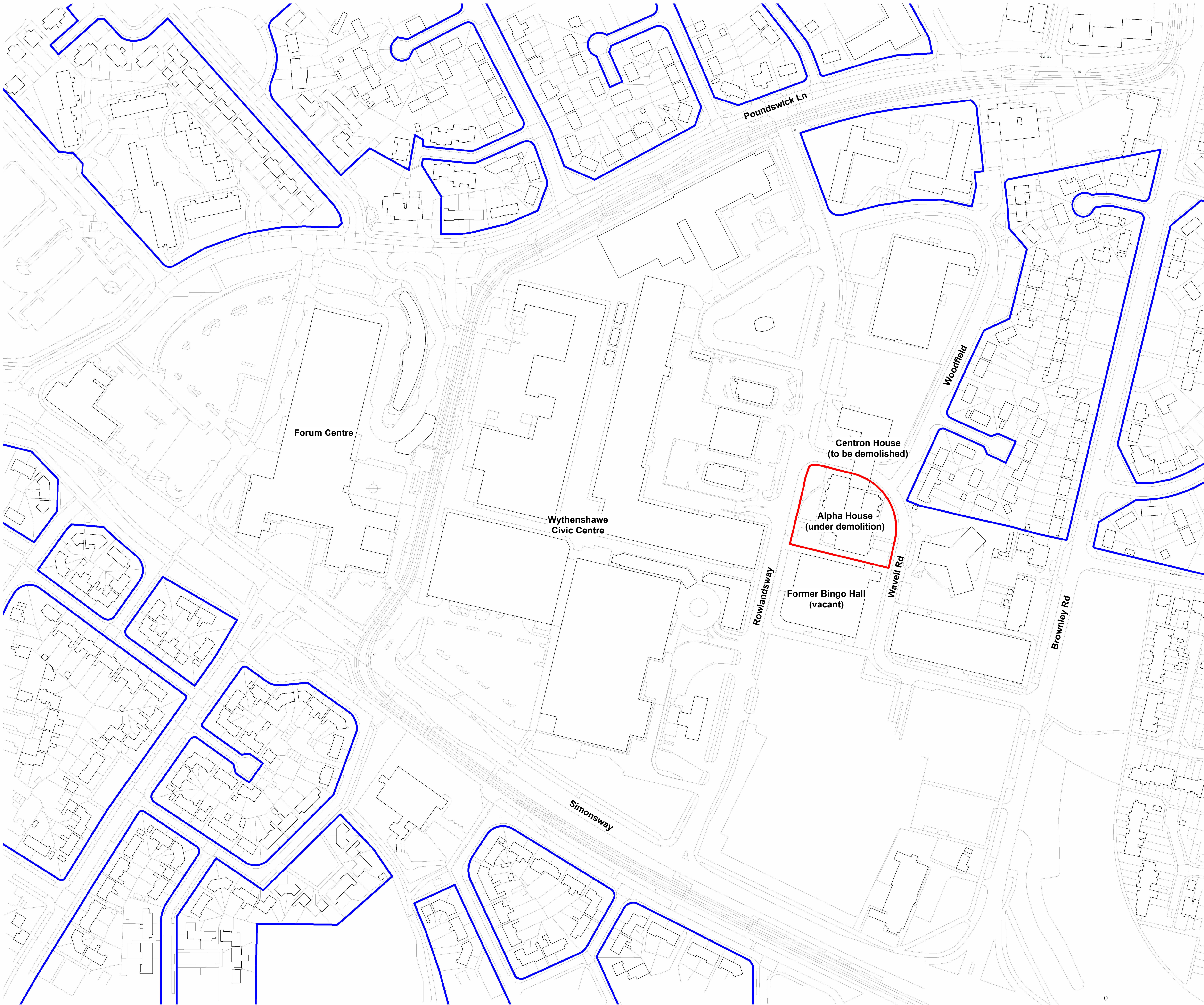
SITE REDLINE AREA
2,477 Sq.m

THE BIRTLES

ROWLANDSWAY



Figure 1.1c Alpha House Site Location Plan



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
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This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

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- Application Boundary
- WCHG Ownership Boundary

C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P02	06.11.25	PLANNING ISSUE	TM/DM
P01	31.10.25	Draft planning issue	TM/DM
Rev	Date	Description	Drawn / Checked

Project name

Alpha House
3995B

Drawing number Rev

18703 - LB - ZZ - XX - D - A - 100000 C01

Drawing

Site Location Plan

Purpose of issue	Suitability code
Planning Submission	S2

Scale	First issue date
1 : 1250 @ A1	09/15/25

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