

Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0457
Your Ref: PP-14483101

Date: 28 November 2025

Dear Sir / Madam,

Full Planning Application: Construction of Residential (Use Class C3) and Extra Care (Use Class C2) Development at Brotherton House, Cornfield Dr, Wythenshawe, Manchester M22 9QX ("the Site").

On behalf of our Client, Muse Places ("Muse") and Wythenshawe Community Housing Group ("WCHG") ("the Applicants"), please find enclosed a Full Planning Application prepared by Asteer Planning LLP ("Asteer") for the construction of residential (Use Class C3) and extra care (Use Class C2) development at Brotherton House, Cornfield Dr, Wythenshawe, Manchester M22 9QX ("the Site").

The Site

The Site measures approximately 1.7 hectares and comprises Brotherton House, a vacant office building formerly occupied by Lloyds Banking Group. There are also three ancillary outbuildings within the Site alongside large areas of surface car parking. It also includes established trees and vegetation around the perimeter of the Site. Vehicular access is from Cornfield Drive located in the south-eastern corner of the Site.

Surrounding Area

The surrounding area is characterised by a mix of different land uses. The Site is bound by existing two storey residential properties on Ribchester Drive to the north; Cornfield Drive to the east; Poundswick Lane to the south and an all-weather playing pitch with floodlights used by Manchester Enterprise Academy to the west.

Vision for Wythenshawe Town Centre

The Site forms part of the wider vision to transform Wythenshawe Town Centre into a vibrant, sustainable, and characterful neighbourhood. In October 2023, Manchester City Council launched a search for a partner to support the design, delivery, and funding of new homes across Wythenshawe Town Centre. This initiative also included the revitalisation of the Civic Shopping Centre, with the overarching goal of regenerating Wythenshawe and realising its vision for a vibrant, high-quality neighbourhood.

Following being named Development and Investment Partner, Muse, working closely with the Council, key stakeholders and its technical team, have prepared an Illustrative Masterplan for Wythenshawe Town Centre. The Illustrative Masterplan builds upon the vision for the area and sets out plans to deliver around 2,000 new homes across a mixture of tenures and housing types to meet the needs of a diverse community alongside a mix of commercial and community uses to create an inclusive Town Centre.

The following three residential plots are proposed to come forward as an initial phase to deliver a combined 422 new homes all of which will be affordable and operated by WCHG.

- Alpha House – 125 no. apartments
- C2 The Birtles - 81 no. apartments
- Brotherton House – 191 no. dementia care/ independent living apartments and 25 no. townhouses.

Whilst three separate full planning applications are being brought forward, they have been prepared holistically with regard to the wider illustrative masterplan and key design principles which underpin this, alongside a set of masterplan wide strategies covering Biodiversity Net Gain and Car Parking.

Greater Manchester Good Growth Fund

The Greater Manchester Combined Authority (“GMCA”) have announced a £1billion Greater Manchester Good Growth Fund. As part of this, MCC will welcome around £200m investment into key growth areas for the City. The investment will focus on delivering major residential projects with a keen focus on social housing and genuinely affordable tenures, along with transformative investment in key projects.

Funding to support the ongoing transformation of Wythenshawe Town Centre and Civic Shopping Centre is expected to be announced in March 2026. £25.4m will be allocated to the regeneration programme, including investment in more than 400 new homes.

Proposed Development

The proposed description of development is as follows:

“Erection of extra care apartments (Use Class C2), older living apartments and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings.”

The key elements of the proposed development are summarised below:

- Demolition of existing buildings on the Site;
- Main vehicular entrance from Cornfield Drive to be retained;
- Erection of 109 no. dementia and extra care apartments (Use Class C2) in a 5 storey building;
- Erection of 82no. older living apartments (for adults aged over 55) (Use Class C3) in a part 5, part 4 storey building;
- Erection of 25no. townhouses ranging between 2 and 3 storeys (Use Class C3);
- Provision of on-site car parking broken down as follows:
 - Extra Care and Dementia Block – 38no. spaces;
 - Older Living Apartments – 42no. spaces;
 - Townhouses – 25no.spaces (1 space per property)

- Provision for 64 no. scooter parking spaces 51 no. secure cycle parking spaces across the Extra Care and Older Living Apartments. Provision for secure cycle parking for each individual Townhouse.
- Landscaping and Public Realm – the provision of gated gardens for the apartment block, extra-care block and a community garden which is available to be accessed to all residents.

Sustainability

The development is designed to be highly energy efficient, reducing energy demand on the grid and consequently reducing residents' energy bill expenditure. The proposals take a fabric first approach to building design and incorporate low carbon technologies including Air Source Heat Pumps for hot water and photovoltaic panels to reduce carbon emissions.

Scheme Benefits

The proposed development will deliver significant social, economic, and environmental benefits including. These benefits represent material considerations in the determination of this planning application and are set out below:

Social Benefits:

- Redevelopment of a vacant and underutilised brownfield site to deliver a high-quality housing development, which is in a sustainable location with good access to jobs, services and facilities;
- Contributing to the national and local policy objective to significantly boost the supply of high-quality affordable housing for a range of different people's needs;
- Contributing to the supply of suitable purpose-built older persons accommodation;
- Enabling older people to live independently for longer (i.e. through several decades of their lives) which has positive benefits on the health and social care sector, providing greater choices for older people to ensure that they have access to suitable accommodation that is most appropriate to their needs; and
- Actively managing the properties to ensure that they are well maintained, safe, secure and meet the needs of residents.
- The proposed development promotes healthy, inclusive and safe places which:
- Promotes social interaction through the services and facilities available on the Site encouraging a sense of community;
- The proposed development has incorporated secure by design principles following consultation with Greater Manchester Police ("GMP") ensuring a safe and accessible community;
- Enables and supports healthy lives, both promoting good health and preventing ill-health through the extra-care provision.

Economic Benefits:

- The proposed development will generate around 409 temporary FTE jobs per annum, and the generation of £147m GVA.
- The net additional construction jobs to be supported as a result of the proposed developments within the region is expected to be 165 jobs per annum.
- The proposed development's forecast construction expenditure is anticipated to generate a total of £32m GVA.
- Once operational residents of the proposed development are anticipated to spend £1.9m on retail and £0.6m on leisure in the local area annually.
- The new resident expenditure from the proposed development could create demand for around 9 no. retail jobs and another 9 no. leisure jobs.
- The direct and indirect jobs associated with the Proposed Development are anticipated to generate a total GVA of £4.8m at the regional level.

Environmental Benefits

- Delivering well-designed, high-quality buildings that positively respond to local context;
- Creating high-quality landscaping and private amenity space for residents that enhances the local area;
- Securing at least 10% biodiversity net gain;
- Planting of an additional 64 no. new trees;
- Taking a fabric first approach to building design and incorporating low carbon technologies including EV charging points, Air Source Heat Pumps and PV panels to reduce carbon emissions associated with the proposals and the energy bills for residents;
- Creating high-quality landscaping and private amenity space for residents which positively enhances the local area;
- Utilising the sustainable location of the plots close to amenities, facilities, services and public transport to reduce the need for cars and surface parking.

Supporting Information and Application Fee

A detailed submission schedule has been provided at **Appendix 1** of this Covering Letter. The supporting documents and plans have been submitted electronically via the Planning Portal under the reference PP-14483101.

The requisite planning fee of £93,851 (inclusive of VAT and Planning Portal Service Charge) has been paid by the Applicants via BACS.

I trust that this submission is acceptable and will enable timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on the details provided below.

Yours sincerely,



Chris Sinton
Director, Regeneration & Commercial 07342
063522
chris.sinton@asteerplanning.com

For and on behalf of Asteer Planning LLP

Appendix 1 Schedule of Submission Documents

Application Documents	Plan Reference / Date	Owner
Application Forms, Certificates and Notices	November 2025	Asteer Planning
Design and Access Statement	18704-FCB-XX-XX-T-A-9403	FCBS
Supporting Planning Statement (including Affordable Housing Statement, Operational Statement, and Draft Heads of Terms)	November 2025	Asteer Planning
Covering Letter	November 2025	Asteer Planning
Environmental Statement – Technical Chapters: - Socio-Economics and Health - Climate Change	November 2025	Asteer Planning
Air Quality Assessment	18704-HML-XX-XX-T-O-8201-P04	Hilson Moran
Broadband Connectivity Assessment	14968A v3	Pager Power
BNG Strategy Note	November 2025	Greengage
Car Park Strategy Note	087688-CUR-XX-XX-T-TP-00005-P02	Curtins
Crime Impact Assessment	28 November 2025	GMP
Daylight/ Sunlight Assessment	11 November 2025	GIA
Desk-Based Archaeological Assessment	October 2025	Orion
Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment, Statutory Biodiversity Metric, Bat Emergence Survey	V04, V05, V03, V04.	Greengage
Environmental Standards Statement (including renewable energy and sustainability provisions)	V02	Ridge
Energy Statement (including Energy and Carbon Proforma)	18704-TAC-XX-XX-T-Z-0008 P03	TACE
Flood Risk Assessment and Drainage Strategy (including SuDS Strategy)	18704-01-CIV-XX-XX-R-C-0001 P03	Civic Engineers
Framework Construction Management Plan	November 2025	Muse
Glint and Glare Assessment (Appendix A, B, C)	20251124-23002	GIA
Local Labour Agreement	November 2025	Muse
Noise Impact Assessment	18704-HML-XX-XX-T-O-5001-P04	Hilson Moran
Phase 1 and 2 Geo-Environmental Report	51143-CIV-01-XX-R-G-1001 C01 51143-CIV-01-XX-R-G-1003 C03	Civic Engineers
Statement of Community Involvement	November 2025	Font
Television Reception Statement	14968A2	Pager Power
Transport Statement and Framework Travel Plan	087688-CUR-XX-XX-T-TP-00001-P05 087688-CUR-XX-XX-T-TP-00003-P04	Curtins
Tree Survey and Arboricultural Impact Assessment	TRE/BHW/Rev B	Mulberry

Waste Management and Servicing Plan (including Waste Proforma and delivery strategy)		FCBS
Utilities Statement	PA1802 Rev E	TACE
Application Drawings		Owner
Site Location Plan	18704-FCB-ZZ-ZZ-D-A-0001 P01	FCBS
Existing Site Plan	18704-FCB-ZZ-ZZ-D-A-0101 P02	FCBS
Existing Site Sections	18704-FCB-ZZ-ZZ-D-A-0201 P02	FCBS
Proposed Site Plan	18704-FCB-ZZ-ZZ-D-A-0401 P01	FCBS
Proposed Plan - Apartment Block - Ground Floor	18704-FCB-AB-GF-D-A-0411 P01	FCBS
Proposed Plan - Apartment Block – Level 01-04	18704-FCB-AB-ZZ-D-A-0412 P01	FCBS
Proposed Plan - Apartment Block - Roof	18704-FCB-AB-RF-D-A-0416 P01	FCBS
Proposed Plan - Extra Care - Ground Floor	18704-FCB-EC-GF-D-A-0421 P01	FCBS
Proposed Plan - Extra Care - Roof	18704-FCB-EC-RF-D-A-0426 P01	FCBS
Proposed Plan - Extra Care - Level 01-04	18704-FCB-EC-ZZ-D-A-0422 P01	FCBS
Proposed Plan - Terrace North - Level 01	18704-FCB-TH-01-D-A-0432 P01	FCBS
Proposed Plan - Terrace South - Level 01	18704-FCB-TH-01-D-A-0442 P01	FCBS
Proposed Plan - Terrace North - Level 02	18704-FCB-TH-02-D-A-0433 P01	FCBS
Proposed Plan - Terrace South - Level 02	18704-FCB-TH-02-D-A-0443 P01	FCBS
Proposed Plan - Terrace North - Ground Floor	18704-FCB-TH-GF-D-A-0431 P01	FCBS
Proposed Plan - Terrace South - Ground Floor	18704-FCB-TH-GF-D-A-0441 P01	FCBS
Proposed Plan - Terrace North - Roof	18704-FCB-TH-RF-D-A-0434 P01	FCBS
Proposed Plan - Terrace South - Roof	18704-FCB-TH-RF-D-A-0444 P01	FCBS
Proposed Site Sections	18704-FCB-ZZ-ZZ-D-A-0601 P01	FCBS
Proposed Section - Extra Care	18704-FCB-EC-ZZ-D-A-0621 P01	FCBS
Proposed Section - Apartment Block	18704-FCB-AB-ZZ-D-A-0611 P01	FCBS
Proposed Section - Terrace House	18704-FCB-TH-ZZ-D-A-0631 P01	FCBS
Proposed Site Elevations	18704-FCB-ZZ-ZZ-D-A-0701 P01	FCBS
Proposed Elevation - Apartment Block - North	18704-FCB-AB-ZZ-D-A-0711 P01	FCBS

Proposed Elevation - Apartment Block - South	18704-FCB-AB-ZZ-D-A-0712 P01	FCBS
Proposed Elevation - Apartment Block - East	18704-FCB-AB-ZZ-D-A-0713 P01	FCBS
Proposed Elevation - Apartment Block - West	18704-FCB-AB-ZZ-D-A-0714 P01	FCBS
Proposed Elevation - Extra Care - North	18704-FCB-EC-ZZ-D-A-0721 P01	FCBS
Proposed Elevation - Extra Care - South	18704-FCB-EC-ZZ-D-A-0722 P01	FCBS
Proposed Elevation - Extra Care - East	18704-FCB-EC-ZZ-D-A-0723 P01	FCBS
Proposed Elevation - Extra Care - West	18704-FCB-EC-ZZ-D-A-0724 P01	FCBS
Proposed Elevation - Extra Care - Courtyard East	18704-FCB-EC-ZZ-D-A-0727 P01	FCBS
Proposed Elevation - Extra Care - Courtyard West	18704-FCB-EC-ZZ-D-A-0728 P01	FCBS
Proposed Elevation - Terrace North	18704-FCB-TH-ZZ-D-A-0731 P01	FCBS
Proposed Elevation - Terrace South	18704-FCB-TH-ZZ-D-A-0732 P01	FCBS
Proposed Cycle Store	18704-FCB-ZZ-ZZ-D-A-0751 P01	FCBS
Proposed Generator	18704-FCB-ZZ-ZZ-D-A-0752 P01	FCBS
Proposed Substation	18704-FCB-ZZ-ZZ-D-A-0753 P01	FCBS
Proposed Bay Studies - Extra Care & Apartment Block - Ground & Typical Condition	18704-FCB-ZZ-ZZ-D-A-0801 P01	FCBS
Proposed Bay Studies - Extra Care & Apartment Block - Roof & Typical Condition	18704-FCB-ZZ-ZZ-D-A-0802 P01	FCBS
Illustrative Masterplan	18700-FCB-ZZ-ZZ-D-A-0010 P01	FCBS
Planting Schedule	18704-PLA-XX-XX-L-L	Planit
Landscape General Arrangement	18704-PLA-XX-XX-D-L-0001	Planit
Planting Plan (1, 2, 3)	18704-PLA-XX-XX-D-L-2001 18704-PLA-XX-XX-D-L-2002 18704-PLA-XX-XX-D-L-2003	Planit
Levels GA	18704-PLA-XX-XX-D-L-3000	Planit
Proposed Site Access	087688-CUR-XX-00-D-TP- 75001-P02	Curtins
Demolition Plan	18704-FCB-ZZ-ZZ-D-A-0111 P01	FCBS
Topographic Survey	13162_001C	N D Oliver