

Summary Planning Statement

515-521 Barlow Moor Road, Chorlton Manchester

March 2026

1.0 Introduction

This Summary Planning Statement is submitted to Manchester City Council (MCC) on behalf of APL (hereafter referred to as 'the applicant'), in support of a S73 variation of condition to the approved scheme that allows the conversion and extension of the building to a dwellinghouse and 11 self-contained flats and car parking. The original planning permission reference is 127241/FO/2020. This was approved on 5th July 2021, subject to compliance with various planning conditions.

The variation of condition application seeks an amended rear garden landscape and the addition of 5 more car parking spaces.

The application site also benefits from further planning application/ history/ activity. These include the S73 application that approved various design amendments, reference 142731/JO/2025. Discharge of pre commencement planning condition submissions, following which commencement of development on site was in July 2025. Then a Non Material Amendment to the description of development was allowed to approve 'car parking' rather than restricting the development to a specified number of car parking spaces (reference 145047/NMAC/2026).

2.0 The Proposed Application

This S73 submission principally seeks the approval of the amended rear garden landscape scheme to provide for 5 additional car parking scheme for residents, and a rear designed informal garden area. Thus, the total number of car parking spaces shall comprise 11 spaces for the 11 flats and one dwellinghouse. This will provide for greater provision for the proposed residents in a market where larger 2 and 3 bedroom accommodation is provided seek off

street parking as they are more likely to have a young family. This is supported by the professional opinion of the branch manager Mr Iganatowicz at Jordon Fishwich, his letter submitted with the application.

The Design considerations whilst seeking to deliver more car parking spaces for the proposed residents has also primarily considered any impacts of the proposed development on the immediate surrounds. This has included several discussions and feedback from residents to the rear, a summary of these comments is provided within the submission. The applicant and their architectural design team have worked hard to achieve neighbours desired requested whilst ensuring a deliverable and viable development.

The exemplary proposed design can be viewed in 3D illustration as to how a substantial mixed landscape.

Alongside the discussions with the neighbours in order to bring forward this proposed change, it is important to consider any potential technical implications alongside the broader amenity of the immediate neighbours. As such the applicant engaged an acoustician to consider if there are any noise implications to the area by introducing car parking to the rear. The applicant also engaged their arboriculturist to undertake an assessment of existing trees on site and to the boundary and whether the amended hard and soft landscape scheme would impact the existing teams Finally the applicant instructed a lighting specialist, to consider whether the introduction of vehicle headlights would affect the amenity of residents and to revise the rear garden lighting scheme to assess whether a betterment to the lighting design can be achieved.

Lighting Impact Assessment

A detailed Lighting Impact Assessment has been undertaken on the proposed design and the sensitive receptors are no. 4 & 6 High Lane that face the rear of the proposed development site. A preliminary lighting design for the scheme was developed using industry software to establish the level of intrusive lights on the existing approved scheme and the proposed amended scheme. This concludes there is no significant impact to the sensitive receptors from

the proposed amended scheme with the 5 additional car parking spaces. In fact, the table extract below from the report clearly demonstrates there is a benefit to both properties and a significant benefit to No.4 high lane compared with the approved scheme.

Sensitive Receptors	ILP Zone E3 Post-Curfew Maximum illuminance (lux) Limit	'Approved Planning Scheme' Maximum illuminance (lux)	'Revised Planning Scheme' Maximum illuminance (lux)
Rear window at No. 4 High Lane	2.0	1.54	1.01
Rear window at No. 6 High Lane	2.0	0.72	0.70

Table 9: Summary of maximum lighting intrusion at the sensitive receptors

Noise Impact Assessment

Using noise predication software of noise levels that may arise from vehicles using the land to the rear as a result of the 5 additional car parking spaces, this has assessed any increase in noise levels caused to residential premises to the north, south and east that may arise.

It concludes that based on the results of the assessment, that noise will not be an overriding constraint to the development.

Arboricultural Impact Assessment

A comprehensive Arboricultural Impact Assessment (AIA) has been undertaken at the site to assess the implications of the proposed hard and soft landscaping works on existing trees within the site and immediately beyond where the root protection zones of such trees lie within the application site boundary. The AIA concludes that with mitigation of a cellular confinement system for the construction of the hard standing area within the root protection zone of T1, that shall be no detriment to the life expectancy of the tree.

Soft landscape/ hard landscape

It is important that the proposed design through the instruction of car parking spaces does not overly urbanise the rear garden area. The applicant considers a suitable balance has been achieved. Indeed, this has been evidenced in the 3D Illustrations but also it is worthy of note

Figure 1 below provides an illustration by way of comparison of the approved rear garden landscape scheme (shown on the left) and the proposed rear gardens and landscape scheme (on the right).

The architectural team have highlighted the hard standing area and confirmed the approved scheme already includes for 200sq.m of hard landscaping and the proposed scheme a significant net reduction of 21.5% to 157 sq.m, along with improvement in surface water drainage as the proposed is provided for as a porous material in addition.

Figure 1:

Existing/ approved Landscape Scheme



Proposed Landscape scheme



3.0 Planning Considerations

Section 38(6) of The Planning and Compulsory Purchase Act (2004) advocates that development control decisions must be undertaken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Material considerations can incorporate a range of matters, including physical attributes of the site, benefits arising from the development, other Development Plan policies and supplementary planning documents, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The Development Plan

For the purposes of this application, the Development Plan comprises:

- Places for Everyone (PfE), 2024
- The Manchester Core Strategy (CS), 2012 and
- Saved Policies of the Unitary Development Plan (UDP), 1995

PfE

The PfE is a Joint Development Plan document which provides a high-level strategic policy for 9 of the 10 Greater Manchester boroughs. As part of the Development Plan key policies of relevance to the planning application must be assessed. Therefore, the following relevant policies for this S73 variation are considered below with the application's summary compliance.

Objective 6- Promote the sustainable movement of people, goods and information. The application site is located in a highly sustainable location with all forms of key public transport and accessibility met. The application **wholly complies** with this objective.

Objective 7- Playing a part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region – This is proposal will include for EV charging encouraging electric vehicles and the mixed landscaping includes measures to improve on-site biodiversity. The application **wholly complies** with the aspirations of this objective.

Objective 8- Improve the quality of our natural environment and access to green spaces – Biodiversity would be improved and surface water would be managed.

Objective 9 -Ensure access to physical and social infrastructure – The site will benefit form a greater amount of social infrastructure. The application **complies** with this objective.

Policy JP-S4- Flood Risk and the Water Environment – There would be a managed

and maintained sustainable drainage system that would minimise surface water runoff from the site and the proposal includes for porous surfacing materials. The application **complies** with policy JP-S4.

Policy JP-G1 – Landscape Character – The tree planting and hard and soft landscaping would enhance the setting of the application site and contribute to the local area. The application **complies** with policy JP-G1.

Policy JP-G2 – Green Infrastructure Network – The application includes planting of trees and soft landscaping. The application **complies** with policy JP-G2.

Core Strategy

The CS was adopted in 2012 and forms part of the Development Plan. Key policies of relevance to the application site proposals are considered below, with confirmation of compliance.

Policy EN4 Reducing CO2 Emissions by Enabling a Carbon efficient Development. The application **complies** with policy EN4.

Policy EN9 Green Infrastructure – The informal open space and tree planting would add to the network of green spaces within Chorlton and would contribute to adaptation to climate change. The application **complies** with policy EN9.

Policy EN15 Biodiversity and Geological Conservation – The proposal would secure ecological enhancement with soft landscaping, grass, trees and low-level planting. The

application **complies** with policy EN15.

Policy DM 1 Development Management – Policy DM1 sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Only the following issues are of relevance to this application however:

- 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
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking
- impact on biodiversity, landscape, archaeological or built heritage, green infrastructure and flood risk and drainage

These design matters have been considered in the technical reports and summarised in this Statement. The planning application complies with policy DM1. are considered in detail in the report and the development is considered to **comply** with this policy.

Saved UDP

DC26 Development and Noise – A noise assessment has been undertaken and there are no adverse noise implications expected to affect the development or immediate surroundings. The application **complies** with policy DC26.

National Planning Policy Framework (NPPF)

Whilst the above has considered the Development Plan compliant approach to the planning application. The NPPF is also worthy of consideration. The updated National Planning Policy Framework (NPPF) (2024) is an important material consideration in the determination of

a planning application. The key relevant section to the application proposal of the guidance is design and considered here.

The updated chapter 12 of the NPPF has a clear intention to achieve high quality design. Paragraph 131 identifies and acknowledges the contribution that well designed buildings and places can play in improving the lives of people and communities. Paragraph 135 requires developments to add to the overall quality of the area and are visually attractive and of good architecture, optimise the site potential and create places that are safe, inclusive and accessible. The application **complies** with this objective.

4.0 Conclusion

The application seeks the variation of planning conditions 2, 4, 5, 6, 7 and 10 and the removal of condition 21 to enable a far superior rear landscaped garden and provision of an additional 5 car parking spaces.

The applicant has engaged with immediate rear neighbours and taken account of their concerns and request where possible, whilst retaining a balanced and viable development. The applicant has undertaken a thorough assessment of potential technical considerations associated which the proposed amended rear garden.

The application is considered development plan compliant and therefore the presumption in favour of sustainable development shall apply and MCC are invited to approve the application accordingly.

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