

Planning Statement

619 Wilbraham Road, Chorlton,
Manchester, M21 9AT



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1. Introduction

- 1.1. This Planning Statement has been prepared by Planning Potential on behalf of MYSA Care, 'the applicant', who seek to Change the Use of 8no. C3(a) flats to 8no. C2 supported living flats at Flats 1-8 Wycombe House, 619 Wilbraham Road, Chorlton, Manchester, M21 9AT to enable MYSA Care to effectively purchase and operate from the property.
- 1.2. The description of development is:

Full planning permission to change the use from 8no. independent C3(a) apartments to 8no. self-contained independent C2 apartments with minor external alterations.
- 1.3. Mysa Care is an established and respected adult social care provider with more than twenty years of experience delivering high-quality, individualised support. The organisation specialises in 24-hour residential and supported living services for adults with learning disabilities, physical disabilities, autism, and complex needs. Guided by values of compassion, respect, and innovation, Mysa Care empowers individuals to live as independently as possible within safe, homely environments. Their experienced leadership and dedicated staff teams prioritise person-centred care, ensuring that each resident receives tailored support that promotes dignity, wellbeing, and inclusion. There is a pressing need for more independent living formats for adults with learning disabilities. Wycombe House will allow adults with learning disabilities and other complex needs to live as independently as possible and experience, as far as possible, having their own home.
- 1.4. This application has been submitted, without prejudice, to change the use of the Flats 1-8 Wycombe House solely due to Condition 9 of planning application 10/7771/FO/2015/S1 which restricts the lawful use of the apartments to C3(a).
- 1.5. The application site would remain as 8no. self-contained independent flats, and each unit will accommodate 1 individual with support staff available on site. Further information on the staffing arrangements and operational details of the flats is contained in Section 4 of this statement.
- 1.6. There is an identified need for supported living of this nature, and the applicant site will provide a safe, secure and caring environment for adults with high acuity. Each home will assist in providing care and support for individuals in a safe and homely environment that retain a level of independence for the occupier.
- 1.7. This application is supported by the following suite of documents:
 - Full plans pack, produced by JMartin Architects
 - Commissioner Support, prepared by Manchester City Council
- 1.8. This statement comprises a description of the site and surrounding area in Section 2; planning history in Section 3; details of the proposed development and how it will operate in Section 4; an overview of the relevant planning policy context and other material considerations in Section 5; detailed planning assessment and justification in Section 6; and concluding comments in Section 7.

2. The Site and Surrounding Area

- 2.1. Wycombe House is a semi-detached property of traditional brick construction beneath a pitched roof. The building has been converted to provide eight individual, self-contained apartments arranged over the basement, ground and two upper floors. The site falls within the jurisdiction of Manchester City Council.
- 2.2. The accommodation comprises the entire block of eight recently refurbished apartments, as below:
 - Basement level – 1no. two-bed (61sq.m) and 1no. one-bed (49sq.m)
 - Ground floor – 2no. one-bed (63sq.m and 52.5sq.m)
 - First floor – 1no. two-bed (66sq.m) and 1no. one-bed (65sq.m)
 - Second floor – 2no. one-bed (41sq.m and 42.5sq.m)
- 2.3. The property was comprehensively refurbished in 2018 to an excellent standard, with two apartments accommodated on each floor. Each apartment benefits from modern specifications, including refurbished kitchens, bathrooms, double glazing and electric panel heating.
- 2.4. Externally, the property provides parking to the rear for 10 cars, alongside a secure refuge/storage area to the east of the building.
- 2.5. The site is located on Wilbraham Road, adjacent to Chorlton Village, placing it within close proximity to a wide range of local amenities, services and public transport options.
- 2.6. The property is prominently positioned along Wilbraham Road at the heart of Chorlton Village, predominately surrounded by residential uses on all sides. The close proximity to Chorlton centre to the east of the site reinforces the excellent access to shops, services and community facilities.
- 2.7. Chorlton is a vibrant suburb and is recognised as one of South Manchester's most desirable residential and leisure locations. Situated approximately 4.5 miles south of Manchester City Centre, it is popular with young professionals and families due to its quality residential offer, strong transport links, well-regarded schools and diverse leisure/retail provision.
- 2.8. The area benefits from three Metrolink tram stations and a dedicated cycle lane into Manchester, making Chorlton a highly accessible commuter suburb. The M60 and M56 motorways are within approximately one mile, providing convenient access to Manchester Airport and the wider strategic highway network.
- 2.9. The site isn't listed, however, is located within Chorlton conservation area. Directly to the south of the site is Grade II listed Chorlton War Memorial (list no.1432791). Less than 100m to the east of the site is the Grade II listed Lloyd and Platts Hotel (list no.1096127).
- 2.10. The site falls within flood risk zone 1 as per the Government's Flood map for planning, whereby there is a low risk of surface water flooding. Therefore, no flood risk assessment is required as part of the submission.

3. Planning History

3.1. The planning history for the site is readily available, with the most notable planning history for this submission relates to the below:

- Ref. No: 107771/FO/2015/S1 - Conversion of basement to form 2no. additional apartments, making 8 apartments in total, elevational alterations including installation of Juliet balconies to rear and side. Application Approved Tue 19 May 2015.

3.2. Condition 9 of this application states:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification) other than **the purpose(s) of C3(a)**.*

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

3.3. Additional planning history associated with 619 Wilbraham Road is as follows:

- Ref. No: 132117/TCA/2021 - Works to tree - proposed felling of sycamore (T1) - tree is rotten (see photos) and there is a large hole at its base. A large limb has already snapped off in bad weather. Status: NOBJ Mon 22 Nov 2021
- Ref. No: 123641/TCA/2019 - Works to trees proposed felling of T2,T3,T4,T5,T6, T8 self seeded Sycamores and T31, T34 2 x Ash and pruning works to T7, Lime. Status: NOBJ Mon 08 Jul 2019.

4. Development Proposals

- 4.1. Mysa Care are seeking the change of use of all 8no. flats at 619 Wilbraham Road from C3(a) to 8 self-contained independent flats (C2).
- 4.2. Each flat will provide an independent home to accommodate 1 individual. All 8no. flats within the building will be single self-contained residential unit.
- 4.3. The accommodation comprises the entire block of eight recently refurbished apartments, plus staff accommodation, as below:
 - Basement level – 1no. two-bed (61sq.m) and 1no. one-bed (49sq.m)
 - Ground floor – 2no. one-bed (44.5sq.m and 52.5sq.m) and staff area (15sq.m)
 - First floor – 1no. two-bed (66sq.m), 1no. one-bed (50sq.m) and staff accommodation (7.5sq.m)
 - Second floor – 2no. one-bed (41sq.m and 42.5sq.m)
- 4.4. Staffing arrangements will be tailored to the needs of residents. There will be a minimum of one core staff member available on site 24 hours a day. The full number of staff present will vary depending on the assessed needs of the individuals living in the apartments.
- 4.5. Carer coverage will include one waking night staff member on duty each night. Where a resident requires a sleep-in staff member, or additional waking night support, this will be arranged in line with their individual care plan. As such, staff accommodation has been provided within the layout to provide for this if required.
- 4.6. Staff will work on a shift pattern of 07:00–21:00 and 21:00–07:00, ensuring continuous support throughout the day and night, enabling residents to live independently with the knowledge support is on-site should it be required. For efficiency, shift changeovers generally occur at the same time.
- 4.7. The site benefits from on-site parking provision, with capacity for approximately 10 vehicles across the site given the large expanse of existing hardstanding. This will be more than sufficient to accommodate the support staff and any visitors, although visitor numbers will be limited. It is also important to note that the residents will not have access to private vehicles.
- 4.8. The proposal will utilise the existing bin store to the east of the site.
- 4.9. No external alterations to this property are proposed, aside from the replacement of 4no. windows at the first floor. The new windows are to replace the existing decayed windows which are not fit for purpose. They will match the existing mock sash windows.
- 4.10. The proposal has been considered by Manchester City Council's Learning Disability & Autism Commissioning Team. The Supported Needs Monitoring Group has confirmed their in-principle support for the scheme, subject to consultation with ward councillors and planning officers
- 4.11. Ongoing engagement has taken place between Mysa Care and the Council's commissioning team. Commissioners have recognised the importance of this development in providing high-quality, individualised accommodation for adults with learning disabilities and autism, and have maintained close contact with the applicant throughout the acquisition and planning process
- 4.12. This endorsement demonstrates a clear strategic need for the proposed use and evidence strong alignment with local authority priorities for delivering safe, supported accommodation within community settings that promote independence, wellbeing and inclusion.

5. Planning Policy Context and Other Material Considerations

- 5.1. The planning system is plan-led. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.¹ The National Planning Policy Framework (NPPF) (2024) must be taken into account when preparing the development plan and is a material consideration in planning decisions.
- 5.2. The Manchester Local Plan guides development within Manchester. Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It was updated in March 2024, after the Places for Everyone joint development plan was adopted.
- 5.3. The following adopted policies are relevant to this application:

Core Strategy Development Plan Document (2012)

- 5.4. *Policy SP1 (Spatial Principles)* refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.
- 5.5. *Policy DM1 (Development Management)* states that amongst the criteria, new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space, refuse storage/collection, vehicular access and car parking.
- 5.6. *Policy CC 9 (Design and Heritage)* states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 5.7. *Policy H6 (South Manchester)* North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.
- 5.8. *Policy H10 (Housing for people with additional support needs)* states that proposals for accommodation for people with additional support needs will be supported where:
- There is not a high concentration of similar uses in the area already.
 - Where it will contribute to the vitality and viability of the neighbourhood.
 - Where there would not be a disproportionate stress on local infrastructure such as health facilities.
- 5.9. *Policy EN 3 (Heritage)* states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 5.10. *Policy EN19 (Waste)* requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:
- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
 - ii. The sustainable waste management needs of the end user will be met
- 5.11. *Policy T1 (Sustainable transport)* relates to the delivery of sustainable, high quality, integrated transport systems, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

that development does not incorporate in curtilage car parking. However, given the nature of the development traffic generation and demand for car parking would be related to staff and visitors rather than residents. It is considered in this case that any impact would be predictable and capable of being managed through a travel plan condition thereby securing compliance with policy T1.

- 5.12. *Policy T2 (Accessible areas of opportunity and need)* states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 requires that appropriate car parking and cycle storage is provided. The application site is in a sustainable location, in terms of access to public transport. Some on-site car parking and cycle storage would be provided. It is considered that the development would be suitably related to policy T2, particularly as a staff travel plan has been recommended.

National Planning Policy Framework (NPPF) (December 2024)

- 5.13. Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.
- 5.14. Paragraph 11 set out that plans and decisions should apply a presumption in favour of sustainable development. For decision taking this means approving proposals that accord with the Development Plan without delay.
- 5.15. Paragraph 63 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.
- 5.16. Section 8 of the NPPF promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.
- 5.17. Section 11 promotes the effective use of land and, in this respect, Paragraph 124 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.18. Section 12 outlines the importance of achieving well-designed places and emphasises the need for planning policies and decisions to ensure that developments (para 135) function well and add to the overall quality of the area; and are visually attractive as a result of good architecture.
- 5.19. Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.20. Section 16 specifically relates to the conserving and enhancing the historic environment (paras 202-221).

6. Planning Assessment

6.1. The main considerations when assessing this application are the following:

- Principle of Development
- Highways and Access
- Residential Amenity
- Conservation Area

6.2. These matters will be assessed against the relevant national and local policies and will demonstrate that the proposals are entirely acceptable.

Principle of Development

6.3. The adopted Manchester Core Strategy (2012–2027) confirms that the Local Planning Authority (LPA) welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle. It also supports the work of housing associations and other agencies in this respect, whilst seeking to avoid an over-concentration of such uses in any one particular area.

6.4. Policy H10 of the Core Strategy is directly relevant, as it relates to housing for people with additional support needs. It confirms that proposals for accommodation of this nature will be supported where:

- a. There is not a high concentration of similar uses in the area already;
- b. They contribute positively to the vitality and viability of neighbourhoods; and
- c. They do not place disproportionate stress on local infrastructure, such as health facilities.

6.5. Condition 9 of planning permission 107771/FO/2015/S1 restricted the lawful use of the flats to C3(a), “to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families.” However, the accommodation at Wycombe House comprises a mix of one- and two-bedroom apartments, which by their very nature do not provide traditional family housing. Family accommodation is generally understood to consist of larger multi-bedroom dwellings with access to private amenity space, suitable for occupation by households with children. The existing flats therefore make only a limited contribution, if any, to the city’s supply of family housing. There is a pressing need for more independent living formats for adults with learning disabilities, and this scheme directly addresses that need. Wycombe House will allow adults with learning disabilities and other complex needs to live as independently as possible and experience, as far as possible, having their own home.

6.6. In contrast, the proposed C2 supported living use directly aligns with Policy H10 of the Core Strategy, which explicitly supports the provision of housing for people with additional support needs, subject to ensuring there is no over-concentration of such uses, that they contribute positively to the vitality and viability of the neighbourhood, and that they do not place disproportionate pressure on local infrastructure.

6.7. The application site occupies a highly sustainable and accessible location, approximately 4.5 miles south of Manchester City Centre, and is situated adjacent to Chorlton Village. The property benefits from close proximity to a wide range of shops, services, community facilities, educational establishments, recreational amenities and public transport options. The site, lying within an established residential area and within easy reach of local services and facilities, is therefore considered an appropriate location for supported accommodation.

6.8. Importantly, the proposals have been considered by Manchester City Council’s Learning Disability & Autism Commissioning Team. The Supported Needs Monitoring Group has confirmed its in-principle support for the scheme, subject to consultation with ward councillors and planning officers. Commissioners have recognised the importance of this development in providing high-quality, individualised accommodation for adults with learning disabilities and autism, and have maintained close engagement with the applicant throughout the acquisition and planning process.

- 6.9. This level of commissioner endorsement provides clear evidence of both local demand and strategic alignment with Manchester City Council's Sufficiency Strategy 2022–2027. The proposals will deliver high-quality, independent self-contained accommodation for a maximum of eight adults with learning disabilities, autism, or physical disabilities, supported by a tailored staffing model. The development will therefore make a positive contribution to Manchester City Council's Sufficiency Strategy 2022–2027, in terms of increasing the range of housing options for people with additional needs and enabling individuals to remain within their local communities.
- 6.10. There are no similar forms of accommodation within the immediate area, and the applicant is unaware of any over-concentration of supported living schemes within the wider locality. Given the modest scale of the proposals, the development will not undermine the viability of existing local facilities, nor will it place disproportionate pressure upon local infrastructure or services.
- 6.11. Listed below are some of the existing care facilities in the immediate area, all of which focus on elderly care:
- Yorklea Nursing Home, 15-17 York Road – Nursing home. 0.2 miles from the site.
 - Rylan House, 16-18 Edge Lane – Retirement home. 0.4miles from the site.
 - Anchor, Holland Court, 382 Barlow Moor Road – Retirement home. 0.6miles from the site.
 - The Hawthorns, 114 Edge Lane – Retirement home. 0.6 miles from the site.
 - Alexandra Lodge Care Centre, 355-357 Wilbraham Road – Nursing home. 1.2 miles from the site.
- 6.12. The nature of the proposals, involving no external alterations to the building, ensures that there will be no adverse impact on the character of the area or residential amenity. The independent units will continue to function as a residential use, albeit providing support to occupiers, in a manner that is indistinguishable in appearance or intensity from the existing lawful use.
- 6.13. On this basis, and in light of the strong policy support within the Core Strategy and the NPPF, the application proposals are considered to represent an entirely acceptable form of development in principle.

Highways and Access

- 6.14. The property will be occupied by a maximum of eight individuals, each living independently within their own self-contained flat, supported by Mysa Care staff. The day-to-day activities carried out by residents in terms of comings and goings for education, employment, health and recreational purposes, as well as general domestic activities, will not be materially different to those associated with a lawful C3(a) residential use. It is important to note that residents will not have access to their own private vehicles, so the car park will serve the support staff only.
- 6.15. It is acknowledged that the proposed C2 use involves an element of care provision, and as such there may be some additional activity associated with staff presence, particularly around shift changeover times. However, staffing levels are modest and tailored to resident needs, with a minimum of one staff member present at all times and shift patterns designed to minimise disruption.
- 6.16. The site benefits from an on-site parking area with capacity for approximately 10 vehicles, sufficient to accommodate staff. The property is also located in a highly accessible and sustainable location, close to public transport links including tram services, bus routes, and dedicated cycle lanes, reducing reliance on private car use.
- 6.17. Any additional vehicle movements generated by staff or visitors will be limited in scale and comparable to the day-to-day activity one would expect to encounter at a conventional residential property, such as deliveries or visits by friends and family.
- 6.18. On this basis, it is not considered that the proposed use would give rise to unacceptable impacts on the amenities of neighbouring residents, nor would it adversely affect the safe operation of the local highway network.

Residential Amenity

- 6.19. The proposed change of use does not involve any external alterations to the building. As such, the character and appearance of Wycombe House will remain unchanged, and there will be no visual impact upon the surrounding area.
- 6.20. The existing boundary treatments, including hedging and landscaping, will be retained. This ensures that the high level of screening currently provided around the site will continue to protect the privacy of both neighbouring residents and future occupiers.

- 6.21. The internal arrangement of the property provides eight self-contained apartments, each benefitting from modern kitchens, bathrooms, double glazing and heating, ensuring a high standard of internal accommodation for occupiers.
- 6.22. Levels of activity associated with the proposed C2 use will not be materially different to those associated with the lawful C3(a) residential use. Whilst there may be a modest increase in comings and goings associated with care staff, this activity will be limited in scale, will occur primarily at shift changeover times, and will be comparable to the day-to-day activity experienced within a typical residential property.
- 6.23. Staffing levels are tailored to resident needs, with at least one staff member present on site at all times. This ensures effective management of the property and provides an additional safeguard against any potential disturbance.
- 6.24. On this basis, the proposal is considered to have a neutral impact on the amenity of neighbouring occupiers, whilst delivering high-quality, secure accommodation for individuals with additional support needs. The scheme is therefore fully consistent with Policy DM1 of the Manchester Core Strategy and the guidance set out in the NPPF.

Conservation Area

- 6.25. The proposals relate solely to a change of use from C3(a) to C2 and, aside from 4no. replacement windows at the first floor, do not involve any external alterations to the building. The existing form, scale, and architectural character of the property will remain unaltered. The proposed replacement windows are required due to the current quality of the existing and will be a like for like replacement. Externally, no other changes are required and the existing landscaping will remain.
- 6.26. As such, the development will preserve the character and appearance of the Chorlton Conservation Area and will not give rise to any harm to its significance. Furthermore, the continued residential use of the site ensures that its contribution to the established residential character of the area will remain unchanged.
- 6.27. For the same reasons, the proposals will also safeguard the setting of the nearby listed buildings, including the Chorlton War Memorial and the Lloyd and Platts Hotel.
- 6.28. It is therefore concluded that the proposals will result in no harm to the character or appearance of the Chorlton Conservation Area or the setting of nearby heritage assets, in full accordance with Policy EN3 of the Manchester Core Strategy and the requirements of Section 16 of the NPPF.

7. Conclusion

- 7.1. This Planning Statement has been prepared in support of an application for full planning permission to change the use of 8no. C3(a) apartments to 8no. C2 independent self-contained, supported living apartments at Wycombe House, 619 Wilbraham Road, Chorlton, Manchester.
- 7.2. The proposed use will provide high-quality, self-contained, independent accommodation for up to eight adults with learning disabilities, autism, or physical disabilities, each supported by tailored care packages delivered by Mysa Care. The scheme will deliver a safe, secure and inclusive environment that enables residents to retain independence within their own home while benefitting from 24-hour support.
- 7.3. Aside from 4no. replacement windows at the first floor which are required due to the current quality of the existing, the change of use does not involve any further external alterations to the building, nor will it materially increase activity at the site when compared with the existing lawful C3(a) use. As such, the character and appearance of the property and surrounding area will be preserved, and the amenity of neighbouring occupiers safeguarded.
- 7.4. The property's existing form as one- and two-bedroom apartments does not constitute family housing, and therefore the proposal does not result in the loss of family homes. Instead, the scheme represents an opportunity to meet an identified strategic need for supported accommodation in Manchester, consistent with Policy H10 of the Core Strategy and Manchester City Council's Sufficiency Strategy 2022–2027. In particular, there is a pressing need for more independent living formats for adults with learning disabilities, and Wycombe House will provide the opportunity for residents to live as independently as possible and to experience, as far as possible, having their own home.
- 7.5. The site is highly sustainable and accessible, benefitting from proximity to shops, services, community facilities and public transport options. On-site parking is sufficient to accommodate staff and visitors, and the modest staffing levels proposed ensure there will be no unacceptable highway or amenity impacts.
- 7.6. The proposals have the in-principle support of Manchester City Council's Learning Disability & Autism Commissioning Team, evidencing both local need and alignment with wider strategic objectives.
- 7.7. In conclusion, the proposals represent an entirely appropriate and policy-compliant form of development, which will deliver significant social benefits for some of the city's most vulnerable residents without giving rise to any adverse planning impacts. The application therefore accords with the provisions of the development plan and the NPPF, and planning permission should accordingly be granted without delay.