

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES

Introduction

- 4.1 This Chapter of the ES sets out the description of the Proposed Development, in addition to identifying the main reasonable alternatives to the Proposed Development that have been considered and the main reasons for selecting the chosen option.
- 4.2 Schedule 4, Part 1 of the 2017 EIA Regulations outlines the information that should be provided within an ES. This Chapter includes a 'Description of the Development', including in particular:
- "a) A description of the location of the development;*
- b) A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land use requirements during the construction and operational phases;*
- c) A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;*
- d) An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases)."*
- 4.3 This Chapter and the accompanying figures provide a description and details of each of the full planning applications for the Proposed Development proposed and describes the Proposed Development in line with Schedule 4 of the EIA Regulations. A description of the enabling works and broad construction methods and processes is also presented.
- 4.4 The information presented in this Chapter alongside the plans submitted for approval form the basis of the EIA and provides the level of detail required to enable the assessment of environmental effects for the application in line with the EIA Regulations.

Description of Development and Assessment Details

4.5 The description of development for each full planning application is as follows:

Brotherton House

- *“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”*

C2 The Birtles

- *“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.”*

Alpha House

- *“Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.”*

4.6 As outlined in ES Chapter 2: Assessment Scope and Methodology, assumptions for the wider Development Framework (DF) area have been adopted for the purposes of this assessment, which are also outlined below.

4.7 The written description of the proposals as set out in this Chapter allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation measures secured. The development details which have also been utilised within the assessment of environmental effects are presented in Table 4.1 below.

4.8 All figures are presented in **Appendix 4.1 Figures**.

Table 4.1 Assessment Plans

EIA Plans	Purpose	ES Reference	Plan Reference
Site Location Plan Brotherton House	Defines the extent of the site to which the planning application relates.	Figure 1.1a	250827_2141
Site Location Plan C2 The Birtles		Figure 1.1b	250827_2141-2
Site Location Plan Alpha House		Figure 1.1c	18703-LB-ZZ-XX-D-A-100000-C01
General Arrangement Plan Brotherton House	Defines the proposed layout of the plot	Figure 4.1a	18704-PLA-XX-XX-D-L-0001
General Arrangement Plan C2 The Birtles		Figure 4.1b	18702-PLA-XX-XX-D-L-0001
Site Layout Plan Alpha House		Figure 4.1c	18703-LB-ZZ-XX-D-A-120000-C01
Levels Brotherton House	Defines the elevations or level plans of each plot	Figure 4.2a	18704-PLA-XX-XX-D-L-3000
Levels C2 The Birtles		Figure 4.2b	18702-PLA-XX-XX-D-L-3000-Levels GA
Levels Alpha House		Figure 4.2c	18703-LB-ZZ-XX-D-A-130000-C01

EIA Plans	Purpose	ES Reference	Plan Reference
Access Plan Brotherton House	Defines the access strategy for each plot (where relevant)	Figure 4.3a	87688 CUR XX 00 D TP 75001
Access Plan Alpha House		Figure 4.3b	088423-CUR-XX- XX-T-TP-00001- P03_TS 32

4.9 The Proposed Development will be brought forward in accordance with the plans submitted for approval as set out in Table 4.1 above, which the assessment in this ES has been based on. The plans therefore provide the following information:

- Proposed location of each of the Proposed Development plots.
- Proposed layout and associated landscaping and public realm of each of the Proposed Development plots.
- Elevations of each of the Proposed Development plots.
- Proposed site access location from public highway (where relevant).

4.10 The following sections describe the Proposed Development, with respect of each plot, with reference to these detailed plans. As set out above, these have informed the technical assessments as reported in this ES and as presented in **Chapters 6-7**. With reference to **Chapter 2: Assessment Scope and Methodology**, a description of the parameters used to inform the assessment of the wider Development Project consisting of the wider Wythenshawe development framework area is also set out below.

Use and Amount

Proposed Development Plots

4.11 A breakdown of the use and quantity proposed for site is presented below:

Plot	Quantum's
Brotherton House	The existing office building and its associated ancillary buildings are proposed to be demolished. • 109 no. Extra care apartments (including dementia care) (Use Class C2) situated in the south of the Site; • 82 no. Independent / later living apartment for adults aged over 55 (Use Class C3) situated in the north of the Site; and • 25 no. terraced houses (Use Class C3) situated along the eastern edge of the Site. • Total – 216no. dwellings. • 100% affordable tenure
	Substation GIA - 70 sqm External Cycle Store - 32 sqm
C2 The Birtles	The existing building is proposed to be demolished. 81 apartment dwellings comprising • 1no bed apartment - 26 • 2no bed apartments - 55
	Commercial Ground Floor Zone – Net Internal Area (sqm) Retail A - 92 sqm Retail B - 88 sqm Retail C – 88 sqm
Alpha House	Demolition of Alpha House is proposed in accordance with a Prior Approval consent (approved in December 2024) 125 dwellings comprising • 1no bed apartment – 41 • 2no bed apartments – 68

Plot	Quantum's
	100% affordable tenure

Appearance and Scale

- 4.12 The Proposed Development, spread across the three plots will be made up of 5 to 6-storey buildings. The scale of development is therefore consistent with existing buildings in the vicinity of the site. Details of the plots are outlined below, however the DAS (per application) provides further detail.

Brotherton House

- 4.13 The southern gables of the Extra Care and Apartment blocks are stepped in plan to break down the massing and express the internal plan arrangement of homes. The colour palette is taken from surrounding buildings and the existing Brotherton House to show an orange and brown colour with a darker 'outer' and lighter 'inner'. The blocks are proposed to be up to five storeys.
- 4.14 The town house blocks provide a mix of 2no. and 3no. storey dwellings to reflect the surrounding residential context with a single step in height across the three terraced blocks. The terraced houses adopt a pitched roof form to fit the neighbouring form of houses further along Cornfield Drive. Window formats are shared with the larger blocks (Extra Care/Apartment) to create a common language of windows across the development. The front doors are completed in a dark green to provide an interesting finish against the red and brown colour palette of the elevations – similar to the colour and texture of the 'outer' of the larger blocks.

C2 The Birtles

- 4.15 The elevations utilise stretcher bond brickwork which has been inspired by the Wythenshawe colour palette. The elevation is ordered by ground and upper approach with each expressed as having an approach to use of colour, pattern and texture whilst being defined by the elevational grid. This development is proposed to be six storeys in height.

Alpha House

- 4.16 The development has been designed to respond to its urban context and to support the ambitions for the wider Wythenshawe Civic Centre Masterplan. It delivers a part 2, part 6 storey residential building arranged around a south facing courtyard. The height and form

create a strong presence along Rowlandsway while stepping down towards the mews route to respect the smaller scale of neighbouring areas.

- 4.17 The design draws on Manchester Core Strategy Policy CC9 and uses brick tones, articulated corners and a clear base, middle and top to reflect the surrounding civic character. The courtyard layout ensures good levels of daylight and outlook for future residents and provides a generous communal space at the heart of the scheme. Active frontages along Rowlandsway, Wavell Road and the new mews route improve natural surveillance and strengthen the public realm.

Layout

- 4.18 Key design drivers in the layout of each of the plots include: the need to accommodate amenity/access, provision of green and open space, creating new neighbourhoods with a circular economy principal in mind.
- 4.19 In terms of appearance, the intent is to create walkable neighbourhoods whereby daily essentials can be reached within a 15 minute walk or cycle, including amenities, greenspace and cultural activities. The proposals look to create a high-quality digitally connective public realm which is inclusive for everyone to create a better sense of place and unique identity.

Brotherton House

- 4.20 The Dementia and Extra Care Apartments occupy the central southern section of this individual site and form a 'U' shape orientated to face south west. The ground floor is occupied by 6no. dementia 1no. bed 2no. person and 4no. dementia 2no. bed 3no. person with 1no. extra care 1no. bed 2no. person and 2no. extra care 2no. bed 3no. person. Levels 1-4 present 8no. extra care 1no. bed 2no. person and 16no. 2no. bed 3no. person apartments per level.
- 4.21 The Older Living Apartments occupy the north west of this individual site and form an 'L' shape, with the longest edge east to west. The ground floor is occupied by 7no. 2no. bed 3no. person apartments and 7no. 1no. bed 2no. person apartments. Levels 1-4 present 10no. 2no. bed 3no. person apartments and 7no. 1no. bed 2no. person apartments per level.
- 4.22 The Town Houses occupy the north eastern edge, facing Cornfield Drive, of this individual site with 12no. 2no. bed 3no. person across 2no. storeys and 13no. 4no. bed 6no. person houses across 3no. storeys. The houses are split into 3no. terraces of 12no., 7no., and

6no. houses. Driveways and front gardens face north east and rear gardens face south west.

C2 The Birtles

- 4.23 The ground floor comprises Retail Unit A and B and Retail Unit C. The typical layout of the first to fifth floors proposes 15 apartments per floor, 5no. of which 1no. bed and 10no. of which 2no. bed.

Alpha House

- 4.24 The layout provides 1- and 2-bedroom apartments either side of common corridors and centred around a private, communal courtyard at first floor level which is envisaged to become a place for all residents to meet with neighbours and benefit from time outdoors.
- 4.25 The main entrance to the building is focused towards Rowlandsway and the primary pedestrian route through the Civic Centre. A secondary entrance is on to Wavell Road, adjacent to Woodfield, which provides a pedestrian connection to the public transport links on Poundswick Lane. The Ground Floor elevations to Rowlandsway and Wavell Road to the East are activated by residential frontages, as is a newly created, pedestrianised 'Mews street' to the South elevation. To the northern ground floor elevation ancillary uses including bin and bike stores, plant and car park access will be accessible.

Landscaping

- 4.26 The landscape improvements will be key to changing the perceptions of the area and encouraging access throughout the town centre.

Brotherton House

- 4.27 A landscaped area to the south of this individual site provides an attractive south-facing space for residents, providing a soft barrier to the adjacent Poundswick Lane. The garden areas include gated gardens for the apartment block and extra-care block and a community garden which is available to be accessed to all residents.
- 4.28 A large collection of existing trees remains in the southwest corner, here the landscape will be naturalised with wildflower planting and informal mown paths.

C2 The Birtles

- 4.29 The landscape area takes advantage of the south-facing aspect of the space and provides and attractive, secure and well-lit pedestrian route to the buildings secondary entrance. Access to the building from the Site's 5no. accessible parking bays is also provided here.
- 4.30 A landscape buffer wraps around the space providing separation for residents from the adjacent Metrolink (west), existing service yard (south), and open market space (north). The existing emergency vehicle / service route is maintained, providing controlled access into the northern portion of Wythenshawe Civic.
- 4.31 A mixture of tarmac, self-binding gravel, block paving and reinforced grass paving is proposed across the various landscape zones.
- 4.32 The landscaping proposals have been designed to allow residents to relax in a private courtyard garden but also retain the practical elements such as accessible parking, substation access and bin store access.

Alpha House

- 4.33 A palette of native planting will enhance the external spaces around the building and reference the original Garden City principles of Wythenshawe. Species selected will provide year-round variance in colour and foliage and ground level planting and surfacing which allows infiltration will contribute to a biodiverse landscape.
- 4.34 The residential courtyard at First Floor will provide a social meeting space at the heart of the new community with a richly planted, gardenesque quality. Defensive planting around the perimeter creates private terraces for homes at this level. A perimeter route links these to the communal space at the centre and provides opportunities for children's play.

Access and Parking

Brotherton House

- 4.35 The main existing vehicular access onto the Site is via Cornfield Drive to the south-eastern corner of the Site. Currently, there is a barrier and security that denotes this main entrance. Pedestrian access is available from Cornfield drive through the same access point as for vehicles.
- 4.36 In terms of the proposed access strategy for this individual site, the town houses will provide driveway access from dropped kerbs for each 25no. dwellings. Primary access

for the dementia and extra care block and the older living apartment blocks is retained from the existing point from the east at Cornfield Drive. From this access, an internal vehicle route serves an area of parking in the south east corner, an area for loading at the eastern edge of the dementia and extra care block, and an area of parking and loading in the north west corner of this individual site.

- 4.37 Pedestrian access is available from along Cornfield Drive for the town houses with a gated rear access present for each dwelling also. Pedestrian access for the older living apartments is provided from the northern edge of the block, the eastern corner into the scooter store, the southern corner into the stair well and lift area, and from the rear into the central spine. The dementia and extra care block is primarily accessed from the eastern edge, directly opposite the Cornfield Drive access point, which enters into a reception area. Alternative access is provided into the scooter stores and refuse stores to allow ease of servicing.
- 4.38 The proposal is served by 90no. spaces with 14no. disabled bays (representing a 50% provision which is a similar provision to other WCHG housing schemes). This is broken down as:
- Extra Care: 25 spaces (including 14 disabled bays);
 - Later Living Apartments: 30 spaces;
 - Terraced Houses: 25 spaces (equivalent to 1no. space per dwelling accessible via dropped kerbs).
- 4.39 Further parking is provided by 46no. scooter spaces available in the dementia and extra care block and 21no. scooter spaces in the older living apartments. 68no. cycle store spaces are also provided. Each house would have 1 cycle space per home.

C2 The Birtles

- 4.40 The vehicular access into this individual site is currently off Ainley Road to the west across the existing Metrolink track into the service area. It can also be accessed by foot from Ainley Road, where a pedestrian crossing point over the Metrolink track enters the this individual site from the west, and along The Birtles if accessing via the existing shopping area to the east. The rear of the individual site comprises a service yard and car parking for up to 10no. vehicles. The sub-station in the south west corner is also accessible from this service yard.

- 4.41 Proposed vehicular access is maintained from the west at Ainley Road, with the controlled vehicular access on the individual site's western edge also to be retained. The service yard to the south will remain accessible and in use. The existing retail users adjacent to this individual site would also still have access to the service yard and it would not impede on the existing servicing arrangement.
- 4.42 Pedestrian access is available primarily from The Birtles – with access to the residential units and the retail elements. The ground floor uses can also be accessed from the north. Further residential access is provided from the south.
- 4.43 Given the sustainable location within the Wythenshawe Town Centre, it is proposed to be car-free with the exception of 5no. accessible parking bays. It is envisaged that future residents can utilise the parking available within the existing Multi Storey Car Park located to the south of the Civic Centre which has spare car parking capacity as noted in the Car Parking Strategy Note prepared by Curtins.
- 4.44 In respect of cycle parking, a secure and covered cycle store which allows for the safe storage of circa 72no bikes is proposed next to the refuse store. This equates to 89% cycle provision for the scheme.

Alpha House

- 4.45 The site would be accessed via a new junction on Wavell Road to the north of the site. This would allow vehicles access into a central ground floor car park.
- 4.46 The Proposed Development is located within a highly accessible area for pedestrians. There would be two main pedestrian access points to the building. The first would be from Rowlandsway to the southwest providing access to the post room, bike store, and lifts. The second would be from Wavell Road to the northeast providing access to lifts, scooter store, bike store, and bins.
- 4.47 Additionally, cyclists would have dedicated access into the cycle stores via both Rowlandsway and Wavell Road. Scooter stores would be accessed via both Rowlandsway and Wavell Road.
- 4.48 Alphas House is designed to prioritise pedestrian and cycle movement while providing adequate parking:
- A total of 16 accessible car parking spaces are proposed, to be allocated to residents of the 16 no. M4(3) dwellings.

- Infrastructure will be put in place for future installation of electric vehicle chargers.
- 66 secure, internal cycle storage spaces will be provided at ground floor level.
- Mobility scooter storage is proposed, with 18 number of bays at ground floor level.

4.49 Clear pedestrian routes are provided through and around the site, enhancing connectivity to nearby public transport and community facilities.

Wider Development Project

4.50 As outlined in Chapter 2: Assessment Scope and Methodology of this ES, section 8.10 'Accommodation Schedule' of the Wythenshawe Development Framework. The accommodation schedule provides a vision for how the area could be developed and provides a reasonable assumption to inform the assessment of likely significant effects:

- Approximately 1350 Residential units
- Approximately 12,000m² of commercial and employment uses
- Approximately 55,000m² of landscaping, public realm, including a park, public square and green corridor.
- Approximately 5,000m² of culture, food and beverage and food hub.
- Building heights are assumed to be of low-mid rise to align with the town centre area.

4.51 The quantum set out above excludes that proposed across the three development plots.

Surface Water and Foul Drainage

4.52 The entire site is located in Flood Zone 1, which refers to land which has a less than 0.1% chance of flooding in any given year.

4.53 A Flood Risk Assessment and Outline Drainage Strategy accompany each planning applications which assesses the site's current flood risk and drainage capability. Groundwater, sewer and artificial source flood risks are also assessed as very low across the site. The primary flood risk to the site arises from surface water, with most of the land being at very low risk but with some areas experiencing high risk due to topographic depressions associated with existing development.

Brotherton House

- 4.54 The proposed drainage strategy for this individual site includes several SuDS components such as permeable paving, geo-cellular attenuation and a concrete box culvert. The proposed surface water outfall is the local surface water sewer in Poundswick Lane.

C2 The Birtles

- 4.55 The proposed drainage strategy for this individual site includes several SuDS components such as raingardens, permeable paving and geo-cellular attenuation tank. The proposed surface water outfall is the public combined sewer, as other discharge options are not deemed feasible due to the site's location and underlying ground conditions.

Alpha House

- 4.56 The development incorporates a range of mitigation measures to ensure safe occupation and operation of the site. Finished floor levels will be raised above predicted flood levels to safeguard future residents from potential surface water flows. The layout also retains overland flow routes and provides safe access and egress during extreme rainfall events.
- 4.57 The drainage strategy has been developed in accordance with sustainable drainage principles and Manchester Core Strategy Policy EN14. Surface water runoff will be restricted to a greenfield equivalent rate of 5 litres per second, with on site attenuation designed to accommodate the 1 in 100 year storm event plus a 40 percent climate change allowance. Attenuation will be provided within a combination of underground storage and sustainable drainage features.

Description of the Proposed Construction Works

- 4.58 This section of the Chapter describes the proposed programme of enabling and construction works and the key activities that will be undertaken prior to completion and occupation of the development. It is acknowledged that there could be variations to the enabling and construction works and the final programme of works, as this will be determined by the appointed contractor prior to the commencement of development. For this reason, the following description is based on reasonable assumptions and is based on the collective experience of the Technical Team with similar projects.

Programme and Phasing

- 4.59 The assessment assumes an approximate two year build period for each plot which could occur concurrently or overlap.
- 4.60 The technical assessments as contained in this ES (**Chapters 6-7**) assume a continuous construction sequence to provide a worse case assessment, unless otherwise stated.

Description of Works: Project Sequencing

- 4.61 The broad sequencing of enabling and construction activities will likely comprise (for each development plot):
- Mobilisation works and construction site establishment;
 - Demolition of existing buildings and structures (where this has not already occurred)
 - Earthworks and substructures, including other infrastructure works such as establishment of internal highways arrangements (up to basecourse level) and drainage infrastructure works;
 - Superstructures and other associated infrastructure;
 - External envelope, internal fit out and landscaping.
- 4.62 It is recommended that a Construction and Environmental Management Plan (CEMP) is secured by condition for each application, which will outline the methods employed by contractors to manage and where practical minimise the impact of both the enabling works and construction activities. The Plan would demonstrate a commitment to achieving high environmental standards and compliance with considerate contractor scheme procedures. The Plan will be developed with approval by MCC and will include

best practice measures and those mitigation measures identified through the EIA process. Reference is made to these measures throughout this ES where relevant.

Prior to Construction Works Commencing

Surveys

4.63 Prior to any construction works commencing on any of the sites, a series of additional surveys and / or information may be required to be prepared and agreed with MCC and other consultees as required. This includes (but is not limited to):

- Ecological pre-clearance checks (i.e for bats within buildings if these are deemed necessary).
- Establishment of tree protection measures (for any retained trees).

4.64 These works are likely to be secured by condition and will be undertaken prior to any enabling or construction works commencing.

Mobilisation Works and Construction Site Establishment

4.65 Hoarding will be erected around each individual site to ensure each remains secure throughout the construction process. Site information boards will be erected adjacent to the entrance gates, including an information board with contact numbers for complaints, key site personnel and site access arrangements.

4.66 A number of facilities will be required during the construction process. The on-site facilities will likely include:

- Office and Welfare facilities.
- Site operative area.
- Material storage and laydown areas.

Site Preparation

4.67 The initial phase of works for each individual site will include initial site preparation works, which may include demolition, the installation of temporary fencing to secure each site during enabling and construction works, site establishment works including the provision of temporary site cabins and storage areas, general site clearance and initial vegetation clearance. Preliminary works in the form of site set-up will also include the implementation of any required ecological protection works which would initially be

carried out and would be undertaken in accordance with construction best practice and ecological guidance and/or license as appropriate to the species/habitat.

Substructures and Superstructures

- 4.68 The proposed foundations will be confirmed prior to commencement of development of each individual site and informed by the construction stage design

Internal Fit Out and Landscaping

- 4.69 Following completion of the building structures, each will be fitted out and all ancillary landscaping completed.

Construction Assumptions

Hours and Method of Working

- 4.70 Construction works across each individual site will be undertaken during the Council's standard working hours. These working hours have been used to inform the above construction and phasing programme.
- 4.71 The proposed standard working hours are 08:00-18:00 Monday to Friday, and 08:00-13:00 on Saturdays. Work shall not be undertaken on Sunday or Bank/Public holidays unless otherwise agreed with the Council.
- 4.72 In order to maintain the standard working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start up and close down of activities.

Plant and Machinery

- 4.73 Although unknown at this stage, the enabling works and construction of the Proposed Development is likely to use standard construction plant and machinery. Likely plant and equipment may include (but not limited to):
- Long-reach/tracked Excavators.
 - Bulldozers.
 - Tippers.
 - Front-end loaders.
 - Crushing machine.

- Cranes.
- Dumpers.
- Cherry Pickers.
- Backhoe Loaders.
- Diesel generators.
- Scrapers.
- Backhoe Loaders.

Management of Contracts

- 4.74 Individual contracts will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as well as statutory requirements. Any sub-contractors (where used) will be required to demonstrate how they will achieve best practice, how targets will be met and how potential effects will be minimised.

Decommissioning

- 4.75 Given the nature and intended longevity of the Proposed Development operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. Notwithstanding, **Chapter 7: Climate Change** includes consideration of 'End of Life' emissions to inform the assessment.

Engagement and Stakeholder Communication

- 4.76 During the construction process of each individual site, the contractor will keep the local community engaged throughout the build process. Potential examples of engagement include:
- **Noticeboard** – The noticeboard on each site would be regularly updated with a project programme, phasing, contact details, and works to be undertaken.

- **Newsletters** – Regular newsletters could be issued to local residents, businesses and other key stakeholders. This will ensure that those parties who haven't seen the noticeboard updates are kept up-to-date on the development.

4.77 The development may be registered with the Considerate Constructors Scheme.

Prior Notice

4.78 In the event of unusual activities or events that can be anticipated, these will be notified to MCC and to any relevant property owners or occupiers wherever possible, in advance of the activity.

Responses to Complaints

4.79 Any complaints will be logged, where necessary. The procedures will specify the roles and responsibilities of the Liaison Officer and the Council in respect of breaches and complaints from the public. The required actions will be different in each specific case, depending on the operation, equipment or location or applying additional controls.

Environmental Controls, Commitments and Management Plans

4.80 At various stages of the construction process across each individual site, it will be important to have a series of environmental protection measures in place to protect the local environment and surrounding communities, as well as on-site workers. The scope of these controls will be agreed with MCC.

Construction Environmental Management Plan (CEMP)

4.81 A CEMP will be prepared for each individual site so as to ensure that the likely significant effects that may arise from the enabling works and construction activities are actively managed and reduced to an acceptable level. It is anticipated that each CEMP will evolve as each project progresses to ensure its content reflects the current construction programme and activities.

4.82 The CEMP, which is intended to be secured via condition, is envisaged to comprise (but not be limited to):

- Details of the site set-up, site compound facilities and services;
- Details of enabling works and measures implemented to facilitate cut and fill operations;

- Details of construction operations highlighting any operations likely to result in disturbance and/or working hours outside the core working period, with an indication of the expected duration of key phases and dates;
- The details of proposed routes for HGVs travelling to and from the site;
- Details of all works involving interference with a public highway, including temporary carriageway/footpath closures, realignment and diversions;
- Housekeeping procedures and environmental control measures;
- Procedures for managing environmental risks and responding to environmental incidents;
- Standard measures to control and mitigate potential for noise, dust, air quality and water pollution;
- Standard measures for the management of run-off due to construction activities to reduce the risk of pollution and elevated flood risk on and off site;
- Sustainability and Energy considerations during enabling and construction works;
- Any requirement for monitoring and record keeping;
- Contact details during normal working hours and emergency details outside working hours;
- The mechanism for the public to register complaints and the procedures for responding to complaints;
- Provision for reporting, public liaison, prior notification etc; and
- Procedures for regular dialogue with the Council, relevant authorities and the local community.

Alternatives

4.83 The EIA Regulations (Schedule 4, paragraph 2) require for inclusion in an ES:

“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the

proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”

4.84 The main alternatives which the Applicant has considered include:

- The 'No Development' Alternative and Future Baseline.
- Alternative designs and Site Configuration.

The 'No Development' Alternative and Future Baseline

4.85 In the absence of the Proposed Development (across each individual site), it is not expected that there would be any significant changes to the baseline conditions in the short to medium term. An exception to this, is in regards to Alpha House, where demolition of the existing structures is to take place. Therefore, under a future baseline scenario, the building would be demolished.

Alternative Designs and Site Configuration

4.86 As part of the iterative EIA and design process, the design of each individual proposal has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, the DF and relevant knowledge of the site have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process, it has enabled the early identification of mitigation measures which have then become inherent in the design.

4.87 The key constraints and opportunities can be summarised as,

Constraints

- Sensitive interfaces with existing housing
- Barriers to potential access points throughout the sites.
- Proximity air quality management areas
- Ensuring safety through secured by design measures within a town centre location
- Possible increased noise pollution (especially during construction)

Opportunities

- Strong residential context with potential for new development to integrate into the existing community.
- Strengthen sustainable travel connections and public realm

- The Site is located within Flood Zone 1 with a low probability of flooding with areas of surface water flood risk therefore consideration given to the SuDs hierarchy.

Design Evolution

4.88 The Applicant and the design team for the application have regularly liaised with MCC through pre-application meetings in order to ensure that the evolving designs meet the aspirations for this important project. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvements.

Brotherton House

4.89 The design evolution for Brotherton House is as follows:

- For houses all houses were terraced along Cornfield Drive to achieve the necessary density, houses were broken into three blocks to introduce relief to Cornfield Drive and the site vehicular access was retained at the current location for Brotherton House.
- For the Apartment Block the plan was adjusted to suit internal layout requirements and ensure enough space for the Extra Care block, parking and block separation distances (17m).
- For the Extra Care Block a 'U-shaped' Extra Care Building with an open courtyard to the south west was developed to better orientate for the evening sun to garden space. The building position was adjusted to maximise the retention of existing trees to the south whilst balancing on site requirements.

C2 The Birtles

4.90 The design evolution for C2 The Birtles is as follows:

- An L-shaped block was developed which broadly follows the existing format and orientation of the existing Birtles Building.
- Stepped gable to the north-west of the site to avoid the existing sewer easement.
- Residential access located at the top corner of the Birtles and Etrop Way.
- Vehicular access to the site maintains the current condition via Ainley Way to the west.
- Limited on-site resident accessible parking spaces accommodated to the south of the site.

- Limited resident gardens to the rear of the site to take advantage of the south-facing aspect.
- The existing sub-station has been maintained to the south west of the site.

Alpha House

4.91 The design evolution for Alpha House is as follows:

- Through analysis of the existing Alpha House Building it was determined not to be fit for purpose. It is being demolished to provide a clear site for a new building.
- The massing of the building has been opened up to provide apartments either side of a central corridor with the south-facing wing stepping down to respond to the scale of the pedestrian access route and to improve daylight levels to the inner facing apartments.
- The use of materials have been considered to reflect those used throughout Wythenshawe.

Alternative Sites

4.92 No alternative sites have been considered by the Applicant ('developer') given the site's inclusion in the Wythenshawe Development Framework.

Conclusions

4.93 The consideration of alternatives has included the evaluation of a no development option and future baseline considerations and alternative design options. A comprehensive site testing and evaluation exercise has been undertaken, which has informed the Proposed Development presented as part of this application.