

Residential Development of Former Site of Alpha House, Wythenshawe

Planning Statement

ON BEHALF OF WYTHENSHAW COMMUNITY HOUSING GROUP
AND MUSE PLACES

NOVEMBER 2025

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1. Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Wythenshawe Community Housing Group and Muse Places (the ‘applicant’) in relation to the proposed development of an apartment building containing 125 dwellings on the site of Alpha House, Rowlandsway, Wythenshawe (‘the site’ or the ‘application site’).
- 1.2 The proposed development is described as follows:
- “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.”*
- 1.3 The application site comprises land previously occupied by the vacant eight-storey Alpha House building on the east of Rowlandsway in Wythenshawe Town Centre. Alpha House is currently in the process of being demolished, with permission having been secured for this via Prior Approval under application reference 141627/DEM/2024.
- 1.4 Wythenshawe Community Housing Group (‘WCHG’), in partnership with Muse Places, is seeking to bring forward development of high-quality affordable housing as part of a wider strategy to increase the supply of high-quality, sustainable, and affordable homes within Wythenshawe town centre.
- 1.5 The site is previously developed and located within a highly sustainable location, with access to public transport connections, services, and amenities within the Town Centre. It is therefore suitable in principle for residential development. The scheme forms an early and important phase in delivering the Wythenshawe Town Centre Development Framework, contributing to the regeneration of the town centre and supporting the Council’s wider vision for a sustainable, mixed-use, and vibrant community.
- 1.6 The proposed development will be 100% affordable (delivered as social rented accommodation) and forms part of a coordinated programme of regeneration within Wythenshawe town centre being delivered by Muse Places on behalf of Wythenshawe Community Housing Group and Manchester City Council. Alongside Alpha House, separate planning applications are being brought forward for two other sites, Brotherton House (Plot 3.3) and The Birtles (Plot C2), to deliver complementary residential-led developments. These three schemes represent the first phase of the town centre’s transformation, establishing a framework for sustainable growth, improved connectivity, and high-quality design consistent with the Wythenshawe Town Centre Development Framework.

Wythenshawe Community Housing Group

- 1.7 Wythenshawe Community Housing Group (WCHG) is a not-for-profit provider of social housing and is registered with the Regulator of Social Housing (RSH) as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies act 2014.
- 1.8 The Group’s principal activities are the development and management of affordable housing. The purpose of WCHG is ‘To provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities’. WCHG manages more than 14,000 properties, providing homes to more than 20,000 people in Wythenshawe, South Manchester and provides local employment to circa 500 colleagues.
- 1.9 WCHG plays a leading role in working in Partnership with Manchester City Council, statutory partners, 3rd sector parties and voluntary groups, with the aim of delivering its purpose to the tenants and communities in which it operates, seeking to build new homes and deliver services. WCHG is playing a leading role in the regeneration of

Wythenshawe by working in partnership with MCC and Muse to provide affordable housing to address the housing shortage in Wythenshawe and Manchester.

- 1.10 An Affordable Housing Statement has been submitted in support of this application to underline the applicant's commitment to delivering a 100% affordable scheme. This is far in excess of planning policy requirements. It is considered that the proposed 100% affordable housing provision is best addressed through a requirement by condition to submit a scheme for affordable housing, or to approve that submitted, rather than through a Section 106 agreement. This will reflect the viability position and enable the project to maximise access to grant funding. It is not expected that any other 'off-site' contributions will be required of the scheme.

Application Documents

- 1.11 This planning application is submitted with the following documents and plans.

Table 1.1: Submission Documents List

Documents		
Document Title	Document Reference / Date	Prepared By
Planning Statement	November 2025	Nexus Planning
Cover Letter	November 2025	Nexus Planning
Application Forms and Certificates	November 2025	Nexus Planning
Affordable Housing Statement	November 2025	Nexus Planning/ WCHG
Air Quality Assessment	November 2025	Hilson Moran
Biodiversity Net Gain Assessment plus Metric	November 2025	Greengage
Biodiversity Net Gain Strategy Note	November 2025	Greengage
Broadband Connectivity Assessment	November 2025	Pager Power
Car Parking Strategy	November 2025	Curtins
Construction Management Framework	November 2025	Shift PM
Crime Impact Statement	2025/0320/CIS/01	Greater Manchester Police Design for Security
Daylight and Sunlight Assessment	October 2025	GIA
Design and Access Statement	November 2025	Levitt Bernstein
Ecological Constraints Walkover	November 2025	Greengage
Energy Statement	November 2025	Civic
Energy & Carbon Proforma	October 2025	Civic / Ridge
Environmental Standards Statement	November 2025	Ridge
Fire Strategy	November 2025	Introba
Flood Risk and Drainage Strategy	November 2025	Alan Johnston Partnership

Geo-Environmental Investigation & Assessment	January 2025	WML Consulting
Glint and Glare Assessment	November 2025	GIA
Local Labour Agreement / Strategy	November 2025	Shift PM
Noise Assessment	Z65495RevA	Azymuth Acoustics
Operating Schedule / Management Strategy	November 2025	Nexus Planning/WCHG
Planning Statement	November 2025	Nexus Planning
Statement of Community Involvement	November 2025	Font Communications
Transport Statement	November 2025	Curtins
Travel Plan	November 2025	Curtins
Tree Survey and Arboricultural Impact Assessment	November 2025	Mulberry
TV Reception Survey	November 2025	Pager Power
Utilities Statement	October 2025	Civic
Ventilation Strategy	October 2025	Civic
Waste Management Strategy / Proforma	November 2025	Levitt Bernstein / Nexus Planning

Plans		
Plan Title	Plan Reference / Date	Prepared By
Existing Site Plan	18703-LB-XX-XX-D-A-102000-P01	Levitt Bernstein
Site Location Plan	18703-LB-ZZ-XX-D-A-100000-P01	Levitt Bernstein
GA Plan - Ground Floor	18703-LB-ZZ-XX-D-A-120000-P06	Levitt Bernstein
GA Plan - First Floor	18703-LB-ZZ-XX-D-A-120001-P06	Levitt Bernstein
GA Plan - Second Floor	18703-LB-ZZ-XX-D-A-120002-P05	Levitt Bernstein
GA Plan - Third Floor	18703-LB-ZZ-XX-D-A-120003-P03	Levitt Bernstein
GA Plan - Fourth Floor	18703-LB-ZZ-XX-D-A-120004-P03	Levitt Bernstein
GA Plan - Fifth Floor	18703-LB-ZZ-XX-D-A-120005-P03	Levitt Bernstein
GA Plan - Roof Level	18703-LB-ZZ-XX-D-A-120006-P04	Levitt Bernstein
Sitewide Street Elevations	18703-LB-ZZ-XX-D-A-130000-P02	Levitt Bernstein
GA Elevations - South and West	18703-LB-ZZ-XX-D-A-130010-P02	Levitt Bernstein
GA Elevations - North and East	18703-LB-ZZ-XX-D-A-130011-P02	Levitt Bernstein
Courtyard Elevations	18703-LB-ZZ-XX-D-A-130020-P02	Levitt Bernstein
Apartment Plans_1B2P M4(2) & M4(3)	18703-LB-ZZ-XX-D-A-300000-P01	Levitt Bernstein
Apartment Plans_2B3P M4(2) & M4(3)	18703-LB-ZZ-XX-D-A-300001-P01	Levitt Bernstein
Bay Study - Entrance	18703-LB-ZZ-XX-D-A-351000-P01	Levitt Bernstein

Bay Study – Typical	18703-LB-ZZ-XX-D-A-351001-P01	Levitt Bernstein
Landscape GA Plan - Ground Floor	18703-LB-ZZ-XX-D-L-200001	Levitt Bernstein
Landscape GA Plan - First Floor	18703-LB-ZZ-XX-D-L-200002	Levitt Bernstein
Landscape Planting Plan - Ground Floor	18703-LB-ZZ-XX-D-L-200003	Levitt Bernstein
Landscape Planting Plan – First Floor	18703-LB-ZZ-XX-D-L-200004	Levitt Bernstein
Planting Schedule	18703-LB-XX-XX-L-L-300000	Levitt Bernstein
Outline Drainage Strategy	18703-AJP-XX-ZZ-D-C-000900 P02	Alan Johnston Partnership
Topographical Survey	13162/001C/9 Rev C	ND Oliver & Co

1.12 The application is also submitted alongside an Environmental Statement, coordinated by Asteer Planning which consists of the following documents:

Table 1.2: Environmental Statement Contents

Contents		Volume 1	Volume 2
1	Chapter 1: Introduction	X	
	Figure 1.1a – Site Location Plan (Brotherton House)	X	
	Figure 1.1b – Site Location Plan (C2 The Birtles)	X	
	Figure 1.1c – Site Location Plan (Alpha House)	X	
	Appendix 1.1 - Statement of Competence		X
2	Chapter 2: Assessment Scope and Methodology	X	
	Table 2.1 - Summary of Formal Scoping Opinion and Consultee Responses	X	
	Table 2.2 - Environmental Topics Scoped In / Out as per EIA Regulations	X	
	Table 2.3 - Schedule 4 Requirements Summary	X	
	Table 2.4 - Example degrees of Significance based on Magnitude/Sensitivity	X	
	Table 2.5 - Identification of Cumulative Schemes	X	
	Table 2.6 - Competent Experts	X	
	Figure 2.1 – Existing Site Plan	X	
	Appendix 2.1 - EIA Scoping Report		X
	Appendix 2.2 - Scoping Opinion		X
3	Chapter 3: The Application Site	X	
4	Chapter 4: Proposed Development and Alternatives	X	
	Table 4.1 Assessment Parameters	X	

	Table 4.2 Construction Effects and Mitigation	X	
	Figure 4.1a Brotherton House General Arrangement Plan		X
	Figure 4.1b C2 The Birtles General Arrangement Plan		X
	Figure 4.1c Alpha House General Arrangement Plan		X
	Figure 4.2a Brotherton House Levels		X
	Figure 4.2b C2 The Birtles Levels		X
	Figure 4.2c Alpha House Elevations		X
	Figure 4.3a Brotherton House Access Plan		X
	Figure 4.3b Alpha House Access Plan		X
	Appendix 4.1 Chapter 4 Figures		X
5	Chapter 5: Planning Policy and Context	X	
6	Chapter 6: Socio-economics and Health		
	Table 6.1 Sensitivity criteria	X	
	Table 6.2 Magnitude criteria	X	
	Table 6.3 Significance matrix	X	
	Table 6.4 Consultation	X	
	Table 6.5 Population and households (2021)	X	
	Table 6.6 Age structure (2021)	X	
	Table 6.7 IMD deciles (2025)	X	
	Table 6.8 Number of bedrooms (2021)	X	
	Table 6.9 Occupancy rating for bedrooms (2021)	X	
	Table 6.10 Accommodation type by household (2021)	X	
	Table 6.11 Housing tenure (2021)	X	
	Table 6.12 Economic activity status (2021)	X	
	Table 6.13 Occupation (2021)	X	
	Table 6.14 Industry (2021)	X	
	Table 6.15 Weekly gross pay (2024)	X	
	Table 6.16 Highest qualification level (2021)	X	
	Table 6.17 Primary schools	X	
	Table 6.18 Secondary schools	X	
	Table 6.19 General health (2021)	X	
	Table 6.20 Disabilities (2021)	X	

	Table 6.21 Health indicators (2023)	X	
	Table 6.22 GP capacities (2025)	X	
	Table 6.23 Wythenshawe open space provision	X	
	Table 6.24 Receptor sensitivities	X	
	Table 6.25 Residual effects summary	X	
	Table 6.26 Cumulative sites	X	
	Figure 6.1 Study Area Figure 6.2 Index of Multiple Deprivation Figure 6.3 Schools Figure 6.4 Open Spaces Figure 6.5 Additionality Formula	X	
	Appendix 6.1: Health Impact Assessment (HIA)		X
7	Chapter 7: Climate Change		
	Table 7.1 RIBA 2030 Climate Challenge CO2eq targets for residential buildings	X	
	Table 7.2 LETI Climate Emergency Design Guide Targets for Small Scale Housing	X	
	Table 7.3 Impact on climate change greenhouse gas emissions – Determining Magnitude	X	
	Table 7.4 Impact on climate change greenhouse gas emissions – Significance Matrix	X	
	Table 7.5 Residual Effects Summary	X	
	Table 7.6 Climate Resilience Sensitivity of Receptors	X	
	Table 7.7 Climate Resilience Determining Magnitude	X	
	Table 7.8 Climate Resilience Determining Significance	X	
	Table 7.9 Historic climate data for the NW England and N Wales District Rochdale	X	
	Table 7.10 Future climate estimates under a high emission scenario (England)	X	
	Table 7.11 Climate Resilience Assessment	X	
	Table 7.12 Residual Effects Summary	X	
	Appendix 7.1 Embodied Carbon Summary		X
8	Chapter 8: Residual Effect and Mitigation Summary	X	
	Table 8.1- Summary of mitigation measures	X	
9	Chapter 9: Glossary	X	

2. Site and Surroundings

The Application Site

- 2.1 The application site measures approximately 0.36 hectares and is located to the east of Rowlandsway, Wythenshawe, within the administrative boundary of Manchester City Council. The site comprises the former Alpha House, an eight-storey office building which is currently being demolished. The site forms part of the wider Wythenshawe town centre regeneration area identified within the Wythenshawe Town Centre Development Framework.
- 2.2 The land is previously developed with areas of hardstanding and residual landscaping remaining from the former office use, including trees and a pedestrian walkway which is proposed to be stopped up under Section 247 of the Town and Country Planning Act should development proceed.



Figure 2.1. Site Location (edged red) – Google Earth

- 2.3 The site is bound by Rowlandsway to the west, Wavell Road to the north and east, with neighbouring commercial premises to the north (Centron House) and south (the 'Bingo Hall Site'), which are no longer operational. Rowlandsway is a major route through Wythenshawe town centre and offers wide pedestrian footways on either side of the carriageway.

- 2.4 Wavell Road benefits from pedestrian footways on either side, whilst directly to the north of the site on the highway lies a taxi rank.

Centron House

- 2.5 Centron House cantilevers across Wavell Road and extends into the application site, with doors exiting onto the road. The building's owners Manchester City Council will secure the demolition of Centron House through a separate application prior to the commencement of any development associated with this planning application. Although the demolition of Centron House does not form part of this planning application, the commitment made (subject to planning) in relation to its demolition is firm and is not considered an impediment to the grant, or delivery, of planning permission on the application site.

The Surrounding Area

- 2.6 The surrounding area comprises a mix of uses reflecting the site's central location within Wythenshawe. To the west lies Wythenshawe town centre, which provides a range of retail, commercial, and community services. To the east lies Delta House, a newly refurbished building of a similar era to Alpha House (circa 1970s) which is now occupied by Datum Datacentres, whilst additional data centre development is located slightly further afield at Simon House, to the south of Delta House.
- 2.7 The wider town centre provides an extensive mix of uses that contribute to its vitality. Within approximately 0.3 miles of the site (a six minute walk), the Wythenshawe Town Centre offers a broad range of services, including convenience retailers such as Asda, Heron Foods, Iceland, and Farmfoods, comparison retailers such as Boots, B&M, Home Bargains, and Poundland, and a variety of food and leisure operators including McDonald's, KFC, Costa, Greggs, and Domino's. The nearby Forum Leisure Centre and Wythenshawe Library also provide valuable community and recreational facilities, reinforcing the site's highly sustainable urban context.
- 2.8 The site also benefits from proximity to key health, education, and employment facilities. Wythenshawe Hospital lies approximately 1.5 km to the southwest, and a number of primary schools are located within close proximity, including St Elizabeth's Catholic Primary School, Benchill Primary School, Peel Hall Primary Academy, Crossacres Primary Academy, The Willows Primary School, and Ringway Primary School, all within a 2 km radius from the site. These facilities, along with the significant range of employment opportunities within the town centre, contribute to the area's appeal as a sustainable and family-friendly location.
- 2.9 As detailed in the submitted Transport Statement, the location is well served by public transport. The nearest bus stop on Rowlandsway is approximately 490 metres north of the site, providing regular services to surrounding neighbourhoods and Manchester City Centre. The Wythenshawe Town Centre Metrolink stop, located approximately 350 metres west, offers direct tram connections to Manchester City Centre, Altrincham, and Manchester Airport. In addition, the Wythenshawe Interchange, located approximately 650 metres west, provides a major hub for bus and tram services across Greater Manchester, including routes to Piccadilly Gardens, Stockport, Sale, Macclesfield and Eccles.
- 2.10 The site benefits from active travel connections to the south, with off-road cycle lanes along Simonsway forming part of the Manchester Airport Orbital Cycle Route and linking directly to Wythenshawe Park, nearby residential areas, and the wider orbital cycle network. Pedestrian and cycle routes around Rowlandsway and Poundswick Lane connect the site with the Town Centre, the Metrolink stop, and adjacent neighbourhoods, providing a safe and attractive alternative to car travel.

- 2.11 In summary, the application site is a sustainable and well-connected urban location within the heart of Wythenshawe Town Centre. It is surrounded by a comprehensive range of retail, leisure, employment, educational, and community facilities, all within easy walking distance and well served by public transport and active travel routes. The redevelopment of this site represents a major opportunity to contribute positively to the regeneration of Wythenshawe, providing new homes in a sustainable, accessible, and strategically significant location.

Planning History

- 2.12 The site is not subject to an extensive planning history and has not been the subject of any major development proposals in recent years. The known planning history is summarised as follows:

- **141628/DEM/2024**- Prior Approval application for the demolition of Alpha House. (Approved in December 2024)

- 2.13 Planning applications around the site reflect the diverse and sustainable town centre that offers a mix of uses. Relevant planning history is summarised as follows:

- **140764/FO/2024** - Demolition of existing sales building, removal of existing canopy and pump islands and construction of new sales building (Food to Go Class Ea and Sui Generis) and ATM, installation of new canopy, pump islands, bin store, car parking, car care facilities, new offset fills and all other associated works. (Approved in May 2025)
- **137424/FO/2023** - Erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House. (Approved in October 2023)
- **132638/FO/2022**- Change of Use from E1 (Commercial) to Sui Generis (Mixed Use - Data Centre and Offices) and the siting of a new substation within GRP hut, and the installation of electrical transformer, fuel cell, air condensing units and generator. (Approved in April 2022)

3. Application Context

The Wythenshawe Town Centre Regeneration Framework

- 3.1 The regeneration of Wythenshawe town centre is guided by the Wythenshawe Town Centre Development Framework (2022), which provides a clear and deliverable vision to transform the town centre into a vibrant, sustainable and people-focused destination. The Framework builds on Wythenshawe's heritage as Manchester's "Garden City," first conceived by architect Barry Parker in the 1920s, by reintroducing green infrastructure, walkable neighbourhoods, and a diverse mix of homes, workspaces, and cultural facilities.
- 3.2 The Framework aims to create a thriving town centre that supports the local community through improved public realm, active travel connections, and meanwhile uses that encourage footfall and community engagement. Its strategy focuses on realistic, deliverable change, starting with early phases such as Alpha House, to build confidence and attract further investment.
- 3.3 Key principles of the Framework include:
- Creating a diverse and sustainable town centre that offers a mix of housing, employment, leisure, and community uses.
 - Reinforcing Wythenshawe's Garden City character through the introduction of a continuous green corridor along Rowlandsway, connecting neighbourhoods to the Town Centre and promoting biodiversity.
 - Supporting local employment and training opportunities through creative industries, co-working spaces, and data economy initiatives.
 - Improving accessibility and permeability by rebalancing car-centric spaces to prioritise pedestrians and cyclists.
 - Delivering a high-quality public realm with new public squares and landscaped courtyards to promote social interaction, events, and community identity.
- 3.4 The Framework identifies Alpha House and surrounding buildings along Rowlandsway as key opportunity sites for early redevelopment, albeit through repurposing rather than wholesale redevelopment. As demonstrated later in this statement, the retention and refurbishment of Alpha House was explored but found to be unviable. Redevelopment will contribute directly to the Framework's objectives by introducing sustainable residential development, improving the public realm, and reinforcing the emerging green corridor and community character of the area.

Wider Development Context

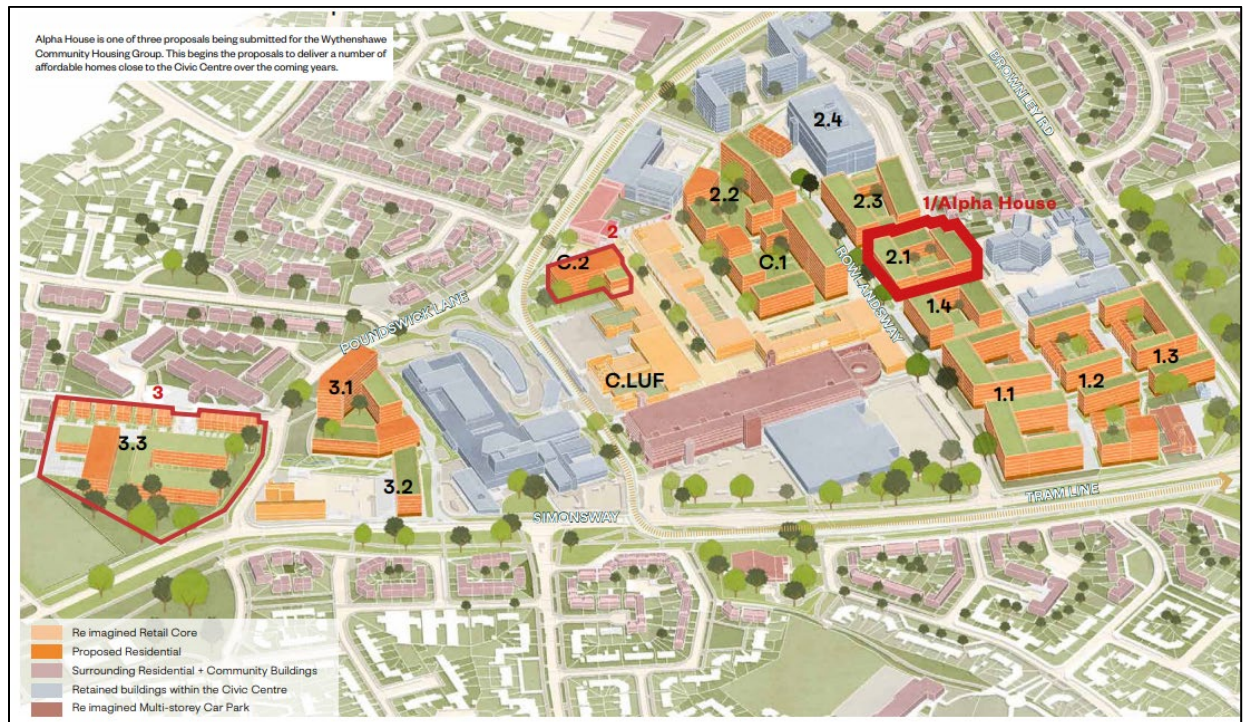


Figure 3.1. Alpha House in Wythenshawe Town Centre Masterplan context. Source: Design and Access Statement, Wythenshawe Development Framework

- 3.5 The Alpha House site (edged in red in Figure 3.1 above) occupies a prominent location on Rowlandsway at the heart of Wythenshawe town centre, within a cluster of main town centre, other commercial, and residential uses that are all identified for renewal within the Wythenshawe Town Centre Development Framework. The Framework promotes a coordinated approach to regeneration, ensuring that early phases such as Alpha House are delivered in a way that supports future neighbouring developments and strengthens the emerging identity of the town centre as a sustainable and connected mixed-use neighbourhood.
- 3.6 The Alpha House site forms part of a cluster of development sites identified in the Wythenshawe Town Centre Development Framework for early regeneration, alongside Brotherton House (Plot 3.3) and The Birtles (Plot C2) to the north. Together, these schemes will contribute to the creation of a sustainable and well-connected mixed-use neighbourhood within the heart of the town centre.
- 3.7 The proposed redevelopment of Alpha House delivers a part two, part six storey building providing 125 new homes. The proposal has been carefully designed to respond to the surrounding context, including the town centre to the west, Centron House to the north, and potential future redevelopment opportunities on adjacent sites. The building form is set back along Rowlandsway, maintain privacy to adjacent sites, and safeguard sunlight and daylight levels and amenity, for future phases of development.



Figure 3.2. Excerpt of proposed development on site within the context of Rowlandsway. (Design and Access Statement, Levitt Bernstein)

- 3.8 The scheme integrates fully with the Framework’s long-term vision for the area by reinforcing the Rowlandsway green corridor and providing active frontages that enhance pedestrian connectivity between the town centre and nearby residential streets. An east–west pedestrianised link across the site improves permeability and encourages walking and cycling, aligning with the principles of the Modern Garden City concept. The central courtyard offers shared amenity space for residents and contributes to the network of green and social spaces planned throughout the wider regeneration area.
- 3.9 The building height and massing have been tested against neighbouring plots to ensure a balanced townscape composition and to avoid overshadowing or visual dominance. The proposal also considers potential infill and redevelopment of adjacent blocks, providing flexibility for the future growth of Wythenshawe Town Centre while ensuring that Alpha House can function as a high-quality, standalone residential community from the outset.

Local Authority Pre-Application Discussions

- 3.10 The applicant has engaged extensively with Manchester City Council officers and key stakeholders throughout the pre application stage to ensure the proposed development aligns with the aspirations of the Wythenshawe Town Centre Development Framework and responds appropriately to local policy objectives. Engagement has taken place through a series of meetings, telephone discussions and email correspondence, allowing constructive dialogue as the scheme evolved.
- 3.11 Formal meetings were held with Manchester City Council planning officers on 5 August and 10 September 2025 to review and discuss the emerging proposals. The first meeting provided an opportunity to present the overall design

concept, site analysis, and initial floor plan layouts, alongside a discussion of the scheme's relationship with the wider regeneration framework, sustainability principles, planning application requirements, and indicative project timescales.

3.12 Officers expressed their broad support for the principle of development and its contribution to the regeneration of Wythenshawe, recognising the design approach and its alignment with the objectives of the Development Framework. Officers requested that the application provide further justification on Biodiversity Net Gain (BNG) delivery, the proposed approach to car parking and measures to deter unauthorised parking, and the integration of the building with the surrounding street layout.

3.13 The second meeting, held on 10 September 2025, focused on the evolution of the design, particularly the facade treatment, active frontages, and proposed landscaping strategy. Discussions also covered the emerging BNG strategy, proposed tree removal, aerodrome safeguarding considerations in relation to Manchester Airport, and the public consultation strategy. Feedback again confirmed overall officer support for the scheme and its design quality, with further queries raised in respect of ground floor uses, crime prevention, and refuse collection. The design team committed to addressing these matters within the final planning submission.

3.14 In addition to engagement with the Council's planning officers, targeted discussions were held with Manchester City Council's Highways and Environmental Health teams, the Greater Manchester Ecology Unit, and Manchester Airport Group to inform the detailed design and ensure all technical matters were appropriately addressed.

Stakeholder Engagement

3.15 The Applicant launched the public consultation on Monday 13th October and closed on Monday 27th October 2025.

3.16 As part of the consultation, local stakeholders in the vicinity of, or with a likely interest in the proposals, were identified in advance of the consultation period. The stakeholder list included:

- Councillors at Manchester City Council
- MP for Wythenshawe and Sale East
- Existing Town Shopping Centre tenants
- Local charities
- Community and religious groups
- Disability and hard to reach groups
- Local schools and colleges
- Local community centres
- Wider businesses in Wythenshawe

3.17 A series of consultation methods were employed, consisting of:

- Consultation Newspaper
- Website
- E-bulletin
- Press release
- Events, including a launch event and drop-in events
- Community Advisory Group Meeting
- Tenant Briefing
- Members Briefing

- Questionnaire
- Social Media
- Community Contact Channels

3.18 Full details of the above, including responses received and how responses are formulated can be found in the Statement of Community Involvement prepared by Font Communications. In summary, feedback was largely positive, with respondents pleased to see investment in Wythenshawe, the provision of a range of homes and good quality design. There were some concerns about the genuine affordability of homes and the availability of key infrastructure to support residents; whilst a desire was expressed for balconies and communal gardens which both form part of the proposals.

Environmental Impact Assessment

3.19 An Environmental Impact Assessment (EIA) Scoping Report was submitted to Manchester City Council in October 2025 by Asteer Planning on behalf of Muse Places, in respect of the Wythenshawe town centre regeneration proposals. The Scoping Report covered three plots proposed for residential led mixed use development: Brotherton House (Plot 3.3), The Birtles (Plot C2) and Alpha House (Plot 2.1) each to be subject to a separate full planning application. A single Environmental Statement (ES) was proposed to accompany each application to ensure consistency and a cumulative assessment across the wider Wythenshawe Town Centre Development Framework area.

3.20 The Scoping Report identified that Alpha House (Plot 2.1) comprised the site of the former eight storey office building then scheduled for demolition. The redevelopment was proposed to deliver a part two, part six storey building providing approximately 130 new homes, together with ground floor workspace or retail uses, car and cycle parking, landscaping, and associated works.

3.21 The Scoping Report sought to agree the scope of the Environmental Statement and assessed the likely significant environmental effects of the proposals. Two topics, Socio Economics and Health and Climate Change, were identified as requiring detailed assessment, reflecting the key anticipated areas of potential impact. Other topics, including ecology, air quality, transport, heritage, ground conditions, flood risk, and noise, were screened out on the basis that significant environmental effects were not expected given the nature, scale, and urban location of the site.

3.22 Manchester City Council issued its Scoping Opinion in November 2025, confirming that the scope and methodology set out in the submitted Scoping Report were considered proportionate and appropriate. The Council agreed that only Socio-Economics and Health and Climate Change should be scoped into the Environmental Statement, while other topics could be addressed through supporting technical reports. Consultation responses from statutory bodies informed this conclusion:

- **The Environment Agency and United Utilities** emphasised the need for robust drainage and flood-risk assessments, sustainable surface water management, and early engagement on infrastructure and water efficiency.
- **The Greater Manchester Ecology Unit (GMEU)** confirmed that ecological impacts could be scoped out, noting the site's predominantly hardstanding character but advising that Biodiversity Net Gain would still apply.
- **Natural England** raised no objection and confirmed that the site was unlikely to affect designated ecological sites, providing standard guidance on biodiversity, soils, and landscape considerations.

- **Transport for Greater Manchester (TfGM)** advised that a Transport Assessment and Travel Plan should accompany the planning application, ensuring adequate provision for walking, cycling, and public transport connectivity.
- **The Aerodrome Safeguarding Team at Manchester Airport** confirmed that, as the site lies within the safeguarded area, consideration should be given to building heights, crane operations, lighting, and the design of landscaping and drainage features to avoid risks to aircraft safety.

3.23 The Council's Scoping Opinion therefore concluded that the proposed approach to the EIA was suitable and proportionate to the scale and nature of the development. The final Environmental Statement reflects these parameters, addressing socio-economic and climate change impacts in detail, and responding to the technical considerations raised through the consultation process.

3.24 It should be noted that in terms of the assessing the wider Wythenshawe Town Centre development proposal the Environmental Statement focuses on the envisaged quantum of development included within the vision presented in Wythenshawe Civic Centre Development Framework. This is due to the Development Framework being an approved MCC document and therefore a material consideration in the determination of this planning application. The Masterplan proposals represent a progression of this vision and are therefore included within this Planning Statement.

4. Proposed Development

4.1 The description of the development is as follows:

“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.”

Design Principles and Concepts

4.2 The Design and Access Statement prepared by Levitt Bernstein in support of the application provides a full explanation of the design principles which have been applied to the proposal. These are summarised below.

Residential Amount and Mix

4.3 The proposals contain 125 dwellings for affordable rent with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works. The mix is made up as follows:

Table 4.1: Proposed residential mix

	1B 2P	1B2P M4(3)	2B3P	2B3P M4(3)	Total
Ground Floor	6	0	4	1	11
First Floor	7	2	16	1	26
Second Floor	7	2	12	1	22
Third Floor	7	2	12	1	22
Fourth Floor	7	2	12	1	22
Fifth Floor	7	2	12	1	22
Total	41	10	68	6	125

Layout

4.4 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.

4.5 The main entrance to the building is focused towards Rowlandsway and the primary pedestrian route through the Town 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.



Figure 4.1. Extract of Proposed Ground Floor Plan (Levitt Bernstein)

Appearance and Materials

- 4.6 The design seeks to reference the history of Wythenshawe from the Garden City movement led by Richard Barry Parker to the modernist churches of the 1960's. The building façade design takes these cues and uses them to reinforce the refreshment and reinvigoration of the town centre.
- 4.7 Those references to the past create a distinct bottom, middle and top to the elevation design, common to many of the prominent town centre buildings in Wythenshawe. The building is predominantly brick clad, as is common to the area, differing tones of red brick are used to highlight the different levels of the façade, and a glazed brick is used for moments of definition on the Rowlandsway elevation as a reference to the history of the town centre.

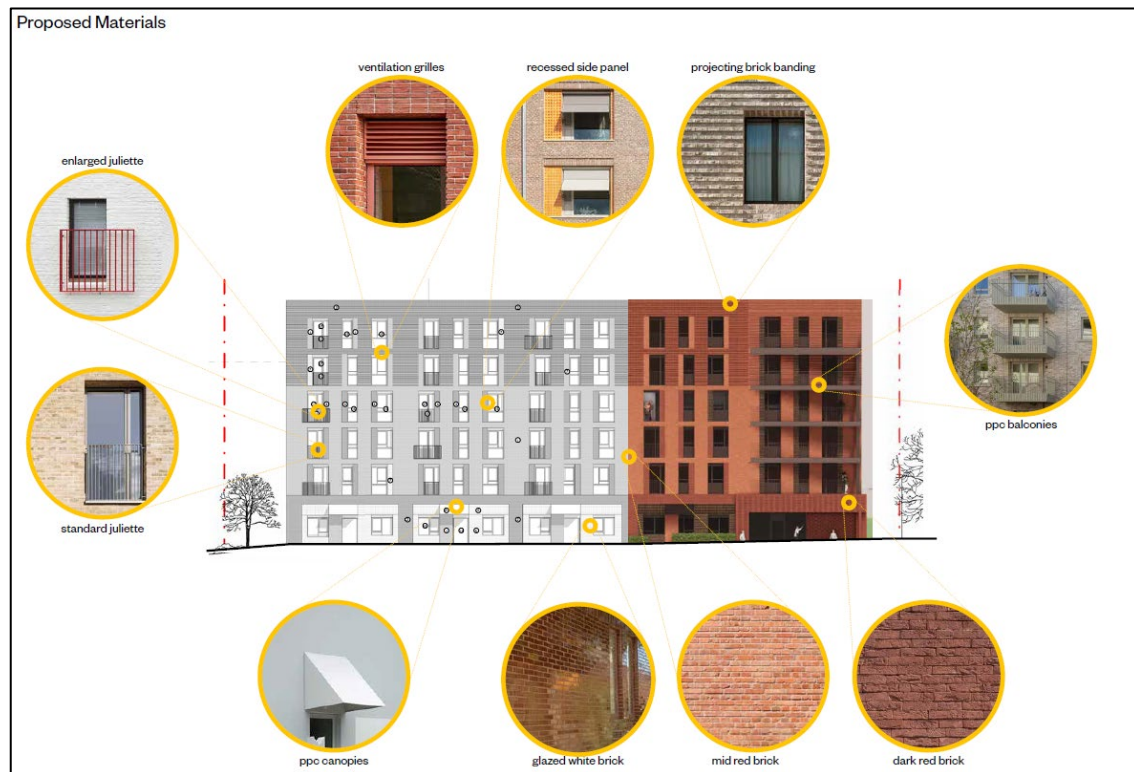


Figure 4.2. Extract of Proposed Material Details (Levitt Bernstein)

Biodiverse Landscaping and Amenity Space

- 4.8 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.
- 4.9 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.

Energy Efficiency

- 4.10 The building is designed to be highly energy efficient, reducing demand on the grid and therefore limiting residents' expenditure on bills. A fabric-first approach is adopted, focusing on a high-performance building envelope and low-carbon construction methods to significantly cut energy demand. This is supplemented by modern, efficient systems, including the use of Air Source Heat Pumps for hot water, alongside integrated sustainable features such as Sustainable Drainage Systems (SuDS) and enhanced green infrastructure throughout the landscaping. Rooftop zones for photovoltaic panels are identified with specific orientation and specification to be determined at a later date.
- 4.11 The design achieves a significant 57.2% reduction in primary energy demand compared to the latest Building Regulations (Part L 2022). Furthermore, residual CO₂ emissions are cut by 74.6% against Part L 2021. This low-energy solution is strongly supported by the site's highly sustainable location, which naturally promotes walking, cycling, and public transport use.

Parking and Accessibility

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

Summary

4.13 In summary, the proposed development offers a well-balanced, inclusive scheme that responds appropriately to its urban context, while delivering much-needed affordable homes, enhanced public realm and street appearance, and strong design credentials. The proposals have responded to extensive stakeholder, public and local planning authority pre-application engagement, ensuring that all relevant planning, design, environmental and technical issues have been addressed fully in the application submission.

5. Development Plan and Material Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 5.2 The Development Plan and material considerations from legalisation, policy and guidance for the site and proposed development comprise the following:

Development Plan			
Regional	GM Places for Everyone	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
Local	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
Legislative, Policy and Guidance Material Considerations			
National		National Planning Policy Framework (NPPF) (2024)	National Design Guide (2019)
		Planning Practice Guidance (PPG) (2014, as amended)	
		Biodiversity Net Gain provisions established in the Environment Act 2021	Climate change policy and legislation
Local	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
	Supplementary Planning Guidance	Design for Access 2 (2003)	Manchester Residential Quality Guidance (2017)

Adopted Development Plan

- 5.5 The development plan guides development within Manchester and sets out the vision and spatial strategy for the future development of Manchester. Within this context the adopted development plan for Manchester comprises:
- Places for Everyone (2024);
 - Manchester Core Strategy (2012);
 - Manchester Proposals Map (2012);
 - Saved Policies of the Manchester Unitary Development Plan (2005) (“the UDP”);
 - Greater Manchester Joint Waste Development Plan Document (2012); and
 - Greater Manchester Joint Minerals Plan (2013).

Manchester Core Strategy (2012)

- 5.6 The Core Strategy was adopted on 12th July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and

other forms of investment should be located to benefit from sustainable connections, meet local needs and take full advantage of opportunities. Whilst somewhat dated, a number of Core Strategy policies remain part of the development plan.

Saved Policies of the Unitary Development Plan (1995)

- 5.7 The Unitary Development Plan ('UDP') was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012, significant proportions of the UDP have been replaced. However, some policies were saved on 11th July 2012 and remain extant.

Places for Everyone

- 5.8 Places For Everyone (2022-2039) is the long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority on behalf of the nine districts.
- 5.9 The plan is a joint development plan of the nine districts which determines the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It seeks to ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.
- 5.10 Over 60,000 new homes of all types are to be delivered in Manchester over the period 2022-2023. Alongside that the plan notes that a key challenge and priority for the City region is to ensure that new housing comes forward at a price that potential occupiers can afford. However, it is noted that affordability has been worsening in recent years, and there are a significant number of households, who are unable to find suitable homes at an affordable cost. Consequently, increasing the delivery of affordable housing across Greater Manchester is considered is '*a very high priority*'. Policy JP-H2: Affordability of New Housing, notes the need to maximise the delivery of additional affordable homes.

Material Considerations (Legislative, Policy and Guidance)

National Planning Policy Framework

- 5.11 The National Planning Policy Framework (NPPF), most recently updated in 2024, sets out the government's planning policies for England and guides how they should be implemented in both plan-making and decision-taking.
- 5.12 At the core of the NPPF is the principle of a presumption in favour of sustainable development, which serves as a guiding thread throughout the planning system (paragraph 11). Sustainable development is understood to have three interconnected objectives:
- The economic objective focuses on supporting a strong and adaptable economy by delivering the right type and amount of development to stimulate productivity and long-term growth.
 - The social objective aims to foster vibrant, inclusive, and healthy communities by promoting high-quality, safe and attractive places to live, with accessible services that meet the needs of current and future residents.
 - The environmental objective seeks to protect and enhance the natural, built, and historic environment ensuring that development contributes positively to climate resilience and environmental stewardship.

5.13 The NPPF places significant emphasis on making effective use of land in meeting the need for homes. Paragraph 125 states that planning decisions should, amongst other things:

- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

5.14 Paragraph 131 notes that good design is a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to communities. The creation of high quality, beautiful and sustainable buildings and places is considered fundamental to what the planning and development process should achieve.

National Planning Practice Guidance

5.15 The National Planning Practice Guidance (NPPG) was published in March 2014 and is regularly updated. The NPPG sets out advice, information, and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.

National Design Guide

5.16 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the Government's Planning Practice Guidance and was created to outline key characteristics that make well-designed places.

Manchester Residential Quality Guidance (2017)

5.17 The Manchester Residential Quality Guide (MRQG), published in 2017, sets out the City Council's expectations for delivering high-quality residential development. Proposals are expected to follow the guide's design-led approach. Where proposals depart from its principles, developers must provide a clear and well-evidenced justification, supported by options testing and analysis.

5.18 The application of these standards has led to a marked improvement in the overall quality of residential schemes in Manchester. While space standards form a key element, they are only one part of what makes a development successful. The MRQG builds on this by offering comprehensive guidance aimed at creating attractive, sustainable places where people want to live, contributing to a better quality of life city-wide.

5.19 The guide sets out the key design considerations and characteristics that contribute to high-quality residential development as part of thriving, sustainable neighbourhoods. It identifies nine core components, which together provide a clear framework for shaping future housing across Manchester, supporting delivery of well-designed homes through to 2025 and beyond.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance

5.20 The Guide to Development in Manchester and associated Guidance aims to support and enhance the ongoing shaping of the city by providing a set of reasoned principles which will guide developers, designers and residents to

the sort of development we all want to see in Manchester. Its role is to inform the ongoing development of the city by highlighting its many and varied existing qualities and describing how they can be enhanced in the future.

Design for Access 2

- 5.21 The Design for Access 2 Manual was published in January 2003; it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible, and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.
- 5.22 The Council will expect developers to comply with the standards detailed in its 'Design for Access 2' Manual, and to produce an access statement, which identifies the philosophy and approach to inclusive design. However, this should also be balanced against new guidance and give consideration of buildings regulations.

Manchester's Green and Blue Infrastructure Strategy

- 5.23 Manchester's Great Outdoors (July 2015) provides a green and blue infrastructure strategy for Manchester and is supported by an Action Plan that aims to emphasise the value and functionality of the city's green spaces and waterways. This long-term vision was updated in 2022 through the Manchester Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25, which highlights approaches, challenges and projects that will help bring the strategy to life over the coming years.
- 5.24 The strategy continues to underpin major citywide environmental improvements. Over the next five years it is estimated that over £150 million will be invested in green infrastructure-related projects in the city.
- 5.25 The key objectives of the strategy are to:
- Improve the quality and function of existing green and blue infrastructure
 - Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
 - Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
 - Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

Biodiversity Net Gain Provisions in Environment Act 2021

- 5.26 The Environment Act 2021 inserted Schedule 7A into the Town and Country Planning Act 1990. This Schedule introduces a legal requirement that any impact on biodiversity resulting from new development, where it cannot be avoided, will not only be compensated, but will have to demonstrate a 10% Biodiversity Net Gain (BNG).
- 5.27 The requirement is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

Manchester Housing Strategy (2022-2032)

- 5.28 The Manchester Housing Strategy 2022-2032 sets out the City Council's long-term vision to deliver the homes that people want and need. The strategy is built around the following four vision principles:

1. Increase affordable housing supply and build more new homes for all residents.
2. Work to end homelessness and ensure housing is affordable and accessible to all.
3. Address inequalities and create neighbourhoods where people want to live.
4. Address the sustainability and zero-carbon challenges in new and existing housing.

5.29 It sets a strategic housing target of 36,000 new homes across Manchester between 2022 and 2032. This aspiration includes 10,000 affordable homes with as many social rented homes as possible, subject to Homes England support.

Making Manchester Fairer

5.30 Making Manchester Fairer: Tackling Health Inequalities in Manchester sets out the City Council's action plan for reducing health inequalities over the period 2022-2027.

5.31 A key theme of the action plan is 'Improving housing and creating safe, warm and affordable homes'. The plan seeks to ensure delivery of 10,000 new affordable homes over the next ten years, and to increase the proportion of low- and zero-carbon homes in the 'affordable pipeline' to 50% by 2025.

Emerging Local Plan

5.32 Manchester City Council is in the process of preparing a new Local Plan, which will guide how the city grows and develops over the next 15 years. The plan will identify where new homes, employment spaces, and community facilities should be located, as well as which green spaces, heritage assets, and parts of the environment will be protected or enhanced. It will also set out how transport, infrastructure, and services will be improved to support sustainable growth.

5.33 The first stage of preparing the plan, known as the Regulation 18 "Issues and Options" consultation, took place in 2020. That consultation sought views on the key challenges and opportunities facing Manchester and explored broad options for managing development across the city.

5.34 The Council has since advanced to the second stage of Regulation 18, which involves publishing the first draft of the Local Plan for public comment, until November 2025. This draft reflects feedback from the earlier consultation, alongside a review of existing planning policies in the Core Strategy (2012) and the saved policies of the Unitary Development Plan (1995). It also takes account of the recently adopted Places for Everyone Plan (March 2024).

6. Planning Appraisal

- 6.1 This section evaluates the proposed development in the context of the adopted Development Plan and considers it against the key planning issues relevant to the application. It provides an assessment of how the scheme aligns with local and national planning policy, supported by reference to material considerations that inform the overall planning balance.
- 6.2 Each topic is considered in turn, with reference to policies and guidance of particular relevance.

Principle of Development

Relevant policies, material considerations and guidance
Manchester Core Strategy Development Plan (2012) - Core Strategy Policy SP1: Spatial Principles (Partially replaced by PfE Policy JP-S1) - Core Strategy Policy CC 3: Housing - Core Strategy Policy CC8: Change and Renewal - Core Strategy Policy CC10: Places for Everyone - Core Strategy Policy H1: Overall Housing Provision (Partially replaced by PfE Policy JP-H1) - Core Strategy Policy H8: Affordable Housing
Places for Everyone Joint Development Plan (2024) - JP-Strat5: Inner Areas - JP-J1: Supporting Long-Term Economic Growth - JP-H1: Scale, Distribution and Phasing of New Housing Development - JP-H2: Affordability of New Housing - JP-H3: Type, Size and Design of New Housing - JP-H4: Density of New Housing - JP-S1: Sustainable Development
Material Considerations and Guidance: - NPPF Chapter 5: Delivering A Sufficient Supply of Homes - NPPF Chapter 11: Making Effective Use of Land

- 6.3 The redevelopment of this previously developed site fully aligns with the NPPF, which encourages the effective and efficient use of brownfield land to meet housing needs (paragraph 125(d)) and promotes significant housing delivery in sustainable, well-connected urban locations (paragraph 11). The Manchester City Council Strategic Housing Land Availability Assessment (2024) identifies the Alpha House site as having capacity for residential-led development, confirming its suitability for regeneration and its contribution to local housing delivery targets.
- 6.4 The principle of development is supported by the Manchester Core Strategy (2012) and the Places for Everyone (PfE) Joint Development Plan (2024), both of which prioritise housing-led regeneration, affordability, and sustainable growth within existing centres such as Wythenshawe. The scheme also supports the ambitions of the Wythenshawe Town Centre Development Framework, which seeks to transform the area into a modern, mixed-use, and climate-resilient neighbourhood through high-quality residential and commercial development.

- 6.5 The proposals comply with Core Strategy Policy SP1 (Spatial Principles) and PfE Policy JP-S1 (Sustainable Development), which promote growth within accessible locations supported by strong public transport links and community infrastructure. The Alpha House site sits at the core of Wythenshawe town centre, within walking distance of the Metrolink stop, Wythenshawe Interchange, and an extensive bus network, supporting low-carbon travel choices and reducing reliance on private vehicles.
- 6.6 In line with Policy CC3 (Housing), Policy H1 (Overall Housing Provision), and PfE Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development), the redevelopment of Alpha House will deliver a mix of high-quality, energy-efficient homes in a sustainable town centre setting. The scheme provides a range of one- and two-bedroom apartments designed to meet local housing need while achieving high standards of design, energy performance, and environmental resilience.
- 6.7 The proposals respond to Core Strategy Policy H8 (Affordable Housing) and PfE Policy JP-H2, offering a balanced housing mix suitable for a range of residents, including working-age households and older people. The mix and tenure strategy have been informed through engagement with the Council and align with Wythenshawe's strategic priority to deliver affordable and accessible homes that support long-term community stability and inclusion.
- 6.8 Residential developments should provide an appropriate mix of dwelling types and sizes (Policy JP-H3). Increasing the average density of new housing developments in the most accessible locations is considered an important part of the strategy. Policy JP-H4 Density of New Development requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- 6.9 The development supports the regeneration and diversification of Wythenshawe town centre, in accordance with Core Strategy Policies CC8 (Change and Renewal) and CC10 (Regeneration Areas) and PfE Policy JP-J1 (Employment and Skills). The scheme will contribute to the local economy through construction investment, local employment, and training opportunities, while delivering a high-quality residential environment that complements nearby town and retail uses.
- 6.10 In summary, the proposed development represents sustainable, inclusive, and policy-compliant growth within a highly accessible town centre location. It makes efficient use of brownfield land, supports Manchester's carbon reduction and regeneration objectives, and delivers much-needed housing that aligns with the NPPF, the Manchester Core Strategy (Policies SP1, CC3, CC8, CC10, H1, H8 and EN6), and the PfE Joint Plan (Policies JP-S1, JP-S2, JP-H1, JP-H2 and JP-J1). The scheme will act as a catalyst for the transformation of Wythenshawe Town Centre, setting a benchmark for sustainable design and delivery across future phases.

Scale, Massing and Density

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Saved UDP Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H4: Density of New Housing
- JP-P2: Heritage

Relevant policies, material considerations and guidance

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance (2017)

- 6.11 The development has been designed to respond to its urban context and to support the ambitions for the wider Wythenshawe Town 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.
- 6.12 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 town centre 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.
- 6.13 The proposals accord with Saved Policy DM1 by delivering good design, clearly defined entrances and landscape features that contribute to a sense of place. The layout supports the long-term aims for the town centre by improving pedestrian routes and creating a well-defined edge to the town centre.
- 6.14 At a strategic level, the scheme supports PfE Policies JP-H1 and JP-H4 by making effective use of an accessible brownfield site. It provides new affordable homes close to shops, services and public transport, in line with sustainable growth objectives.
- 6.15 Residential developments should provide an appropriate mix of dwelling types and sizes (Policy JP-H3). Increasing the average density of new housing developments in the most accessible locations is considered an important part of the strategy. Policy JP-H4 Density of New Development requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- 6.16 The development meets the design expectations of the NPPF, delivering a visually attractive and contextually appropriate scheme. Pre application engagement has informed a refined design that improves landscape quality, active frontages and overall residential amenity.
- 6.17 Overall, the proposals present a well-designed and contextually responsive scheme that optimises the site while respecting its surroundings and contributing positively to the future of Wythenshawe town centre

Design and Appearance

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Saved UDP Policy DM1: Development Management

Relevant policies, material considerations and guidance

Places for Everyone Joint Development Plan (2024)

- JP-H3: Type, Size and Design of New Housing

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance 2017

- 6.18 The design of the proposed development has been shaped by a clear understanding of the character and evolving identity of the Wythenshawe town centre. The aim is to deliver a contemporary residential building that complements the surrounding town centre setting while creating a high-quality living environment for future residents.
- 6.19 The external appearance responds directly to local character and the aspirations of the Town Centre Masterplan. The use of brick in warm and neutral tones reflects materials found in the surrounding town centre buildings, while carefully arranged window openings, detailed brickwork and articulated corners add depth and interest to the elevations. These elements help to break down the overall mass of the building, create a sense of rhythm along the street and reinforce a distinctive architectural identity.
- 6.20 Design quality has been a central consideration. The building includes clearly defined entrances, active ground floor edges and generous glazing to support natural surveillance and create a welcoming environment. Homes are provided with private outdoor spaces in the form of balconies and shared amenity areas, including the south facing courtyard which acts as an attractive and sociable space for residents.
- 6.21 The proposals support PfE Policy JP H3, which encourages high quality and innovative residential design. The development responds to this by delivering well planned homes within a building that is functional, attractive and well-integrated with its surroundings. Improvements to the public realm, the creation of a new mews route and enhanced pedestrian connections ensure that the scheme contributes to a more accessible and inclusive neighbourhood.
- 6.22 The proposals also align with Chapter 12 of the NPPF, which promotes high quality and beautiful places. The architecture, layout and materials work together to create a coherent and durable development that is easy to navigate and contributes positively to the wider area. The design process has followed the guidance set out in the National Planning Practice Guidance, including early discussions with the local authority and ongoing design refinement.
- 6.23 Overall, the design and appearance of the development reflect a thoughtful, context driven approach that supports both local and national planning policy and delivers a high-quality residential environment within Wythenshawe town centre.

Inclusive Design

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC10: A Place for Everyone

Places for Everyone Joint Development Plan (2024)

- JP-H3: Type, Size and Design of New Housing

Material Considerations and Guidance

- NPPF Section 12 - Achieving well-designed places
- Manchester Residential Quality Guidance 2017

- 6.24 The proposed development has been designed to be inclusive and welcoming to all residents, with a clear emphasis on accessibility, comfort and everyday usability. The layout of the building, the mix of homes and the arrangement of shared spaces respond directly to the needs of the Wythenshawe community, providing a safe and supportive living environment close to key local services and public transport connections.
- 6.25 The scheme supports the creation of a mixed and balanced neighbourhood by providing a variety of one- and two-bedroom homes that cater for different household types. Entrances are clearly defined and positioned to support intuitive wayfinding from Rowlandsway and Wavell Road, while the new pedestrian mews improves permeability and encourages safe movement through the site. The shared courtyard on the podium level offers a sociable space for residents of all ages, with places to sit, informal play opportunities and areas for community planting. These spaces have been designed to promote interaction and natural surveillance, contributing to a sense of safety and belonging.
- 6.26 Accessibility has been embedded in the proposed development from the outset. The accommodation schedule confirms that all homes meet either M4(2) accessible and adaptable standards or M4(3) wheelchair user standards, ensuring that a range of needs can be met both now and in the future. M4(3) homes are provided on the ground floor and on upper floors served by lifts, offering step free access and layouts that support independent living. All other homes include level thresholds, wider circulation areas and bathrooms that can be adapted if required.
- 6.27 Supporting strategies within the DAS further reinforce the inclusive approach. Safe, legible routes are provided across the site, with accessible parking and cycle storage located close to building entrances. Communal facilities, including secure storage, refuse areas and landscaped routes, have been designed to be easy to use and integrated into the day-to-day life of the building.
- 6.28 Overall, the proposals provide an inclusive and adaptable residential environment that supports the needs of a wide range of households and aligns with the wider regeneration objectives for Wythenshawe Town Centre.

Climate Change, Sustainability and Energy Efficiency

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN4: Reducing carbon emissions by enabling low and zero carbon development
- Core Strategy Policy EN5: Strategic areas for low and zero carbon decentralised energy infrastructure
- Core Strategy Policy EN6: Target framework for CO₂ reductions from low or zero carbon energy supplies
- Core Strategy Policy EN8: Adaptation to climate change
- Core Strategy Policy EN9: Green Infrastructure

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S3: Heat and Energy Networks
- Policy JP-S5: Flood Risk and the Water Environment
- Policy JP-S5: Clean Air
- Policy JP-S6: Resource Efficiency
- Policy JP-G2: Green Infrastructure Network
- Policy JP-G6: Urban Green Space
- Policy JP-P1: Sustainable Places

Material Considerations and Guidance

- Manchester Residential Quality Guidance 2017
- NPPF Paragraph 164
- NPPF Paragraph 166

6.29 Sustainability is embedded at the heart of the proposed development. Low-carbon construction methods, high-performance building fabric, and renewable energy technologies will all be used to reduce operational carbon emissions. It incorporates a fabric-first approach, supported by measures such as air source heat pumps, sustainable drainage systems (SuDS), and green infrastructure integrated throughout the landscape design.

6.30 The scheme prioritises biodiversity enhancement, energy efficiency, and climate resilience in accordance with Core Strategy Policy EN6 (Target Framework for CO₂ Reduction) and PfE Policy JP-S2 (Carbon and Energy). It is noted that PfE Policy JP-S2 requires development, unless not viable or practicable, to be net zero carbon. The project design team has undertaken significant investigations to seek to achieve net zero carbon development and reach TANZ (Truly Affordable Net Zero) development in accordance with the aspirations of the Greater Manchester Combined Authority.

6.31 However, following comprehensive review of the financial and technical implications, the proposal is unable to achieve net zero carbon whilst still delivering a well-designed and appropriate response to the site's context which delivers much-needed affordable homes. The overall scheme viability would be significantly threatened by the unavoidable cost uplift of increasing the proposed building's performance beyond its proposed 57.2% reduction in

primary energy demand over Part L 2022 Building Regulations and a 74.6% reduction in residual CO2 emissions over the PL 2021 Building Regulations baseline.

- 6.32 The site's sustainable location within an established centre ensures future residents benefit from easy access to shops, services, schools, healthcare, and employment opportunities within Wythenshawe and the wider city region. Its proximity to high-frequency public transport and active travel routes reinforces the principles of compact, walkable neighbourhoods, directly supporting the city's ambition to achieve zero carbon by 2038.
- 6.33 In spite of not being able to deliver net zero development, the proposed development still meets extremely high standards of energy efficiency, demonstrating a firm commitment to the transition to net zero carbon targets and therefore compliance with relevant planning policies as set out in the below summary of sustainability benefits:

Construction carbon emissions (embodied carbon)

- An assessment of the embodied carbon associated with the RIBA Stage 2 Concept Design of the dwellings has been undertaken in line with the RICS best practice methodology.
- Possible mitigation measures have been proposed, and the design team will consider various options to reduce embodied carbon as far as possible to achieve the RIBA 2030 Climate Challenge targets.

Operational energy and carbon

- The development is designed to be highly energy-efficient, using a fabric-first approach with insulation, airtightness and glazing standards that exceed Building Regulations Part L requirements.
- The scheme is fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future.
- Air Source Heat Pump hot-water systems are provided to all homes, delivering efficient, low-carbon domestic hot water, while space heating is provided by electric panel heaters in line with the fully electric, no-gas design strategy.
- The design includes provisions for on-site renewable energy, with photovoltaic (PV) panels planned on suitable roof areas to further reduce electricity demand and carbon emissions.
- The proposals follow the Energy Hierarchy: first reducing energy demand through high-performance building design, then meeting demand efficiently, and finally incorporating low-carbon and renewable energy technologies.
- The overall strategy ensures the development delivers a highly energy-efficient, low-carbon scheme with significantly reduced energy demand and substantial reductions in operational carbon emissions.

Transport

- A Framework Travel Plan has been produced to support the provision of sustainable transport measures and reduce transport-related carbon emissions.

- The site is well connected to public transport links and local amenities, and active travel will be encouraged through high quality public realm design, traffic calming measures, and appropriate levels of cycle parking provision. Sufficient car parking is to be provided for disabled users, without encouraging over car use.

Climate change Adaptation

- In line with Manchester Core Policy EN8 “Adaptation to Climate Change”, a climate change resilience assessment has been undertaken, and careful consideration has been given to ensuring climate change mitigation and adaptation measures are embedded within the scheme.

Materials and waste

- Further sustainable material selection will be informed through reviews of Environment Product Declarations (EPDs) prior to specification.
- It is anticipated that low carbon and sustainable materials will be considered further in the design process, where the use of materials with EPDs will help drive the specifications.
- The Principal Contractor will be encouraged to minimise waste on site and recycle as much as possible. A construction environmental management plan will be developed by the Principal Contractor to address wider issues surrounding materials and waste.

Biodiversity

- Tree planting, native shrub planting and biodiverse grassland will be incorporated into the landscaping design wherever feasible.

Amenity Space and Access to Open Space

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN11: Quantity of open space, sport and recreation
- Core Strategy Policy EN12: Area priorities for open space, sport and recreation

Places for Everyone Joint Development Plan (2024)

- Policy JP-P1: Sustainable Places
- Policy JP-P6: Health
- Policy JP-G6: Urban Green Space

Material Considerations and Guidance

- Manchester Residential Quality Guidance 2017
- NPPF Section 8: Promoting healthy and safe communities
- NPPF Section 12: Achieving well-designed places

- 6.34 The proposed development provides high quality, functional and inclusive amenity spaces that enhance wellbeing and reflect the Garden City character of Wythenshawe. The scheme incorporates a mix of communal, semi private and private outdoor spaces designed to support social interaction, play and quiet enjoyment.
- 6.35 A central first floor podium courtyard forms the main shared amenity space for all residents. This space is designed as a sociable and attractive garden environment with generous planting, raised beds for resident growing, informal play features, communal tables beneath pergolas and flexible open areas that can be used for events or relaxation. Privacy panels, climbing plants and thoughtfully arranged seating create a comfortable environment for residents of all ages.
- 6.36 Ground level amenity is also integrated throughout the scheme. A new east-west residential mews route provides an intimate, green pedestrian space which connects residents to local routes. Planted buffers, native hedging and tree planting help to define thresholds, provide defensible space and contribute to a biodiverse landscape. The frontage to Rowlandsway includes further greening and improvements that strengthen the public realm.
- 6.37 Private terraces are provided for at ground and first floor apartments, with planted boundaries and screening to ensure a sense of enclosure and separation. Throughout the scheme, planting has been carefully selected to create year-round interest, support wildlife and reference Wythenshawe's Garden City heritage. All outdoor spaces benefit from high quality lighting, materials and wayfinding to ensure they are safe, accessible and easy to use.
- 6.38 Overall, the proposals deliver a well-connected, inclusive and attractive network of amenity spaces that promote healthy living, community interaction and a strong connection to nature.

Ecology, Arboriculture and Biodiversity Net Gain

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN9: Green Infrastructure
- Core Strategy Policy EN15: Biodiversity and Geological Conservation

Places for Everyone Joint Development Plan (2024)

- Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-G7: Trees and Woodland
- Policy JP-G6: Urban Green Space
- Policy JP-G2: Green Infrastructure Network

Material Considerations and Guidance

- NPPF Section 15 (paragraphs 193, 200 and 201)

- 6.39 The application is accompanied by an Ecological Constraints Walkover report carried out by Greengage Environmental. It outlines that the site, whilst consisting of derelict previously developed land of low ecological value, has potential for nesting birds and roosting bats and confirmed presence of invasive species. Mitigation and enhancement recommendations are made in the form of tree planting, native shrub planting, bird and bat boxes in addition to controls over tree removal during nesting bird season to protect existing species.

- 6.40 All existing trees must be removed to facilitate the development; however, the Arboricultural Impact Assessment confirms these are not of high quality. High-quality replacement tree planting is proposed in both the central courtyard and along the Wavell Road perimeter, aligning with the enhancement principles of PfE Policy JP-G7 (Trees and Woodland) and contributing to the wider Green Infrastructure Network (Core Strategy EN9). Enhancement recommendations include tree planting, native shrub planting, and the provision of integrated bird and bat boxes within the structure.
- 6.41 In accordance with the mandatory requirement for Biodiversity Net Gain (BNG) under the Environment Act 2021, and Core Strategy Policy EN15 and PfE Policy JP-G9 a Biodiversity Net Gain Assessment has also been carried out, and this identifies a baseline position of 1.03 habitat units and 0.01 hedgerow units. The existing baseline features will be lost as a result of development however through the delivery of landscaping within the central courtyard, trees to the site perimeter and native hedgerow a total of 0.44 habitat units and 0.32 hedgerow units will be created. This enables a net gain of 3065.2% hedgerow units but a net loss of 57.5% habitat units. On-site habitat creation has been maximised and therefore an off-site solution to provide an additional 0.69 habitat units consisting of 0.67 units of urban trees and 0.01 habitat units of mixed scrub.
- 6.42 As discussed with the Council at pre-application stage, the intention and likely solution at this stage is that these additional units will be secured via a habitat bank in accordance with the BNG mitigation hierarchy, however if there becomes an opportunity, prior to commencement of development, to accommodate the units on land in the applicant or Council's control this will be fully investigated for feasibility.

Transport, Parking and Accessibility

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy T1: Sustainable Transport
- Core Strategy Policy T2: Accessible Areas of Opportunity and Needs
- Core Strategy Policy CC5: Transport

Places for Everyone Joint Development Plan (2024)

- Policy JP-C1: An Integrated Network
- Policy JP-C3: Public Transport
- Policy JP-C4: Streets for All
- Policy JP-C6: Walking and Cycling
- Policy JP-C7: Transport Requirements of New Development

Material Considerations and Guidance

- NPPF Section 9: Promoting Sustainable Transport

- 6.43 The proposed development includes a dedicated parking area that provides 16 disabled parking bays. Manchester City Council does not set standard parking requirements for residential schemes and instead assesses provision on a case-by-case basis. Given the accessible location of the site within Wythenshawe Town Centre, the level of disabled only parking is considered appropriate and proportionate. The parking spaces are located close to building entrances to ensure safe and convenient access for residents and visitors with mobility needs.

- 6.44 No general resident parking is proposed. The Transport Statement confirms that the site is exceptionally well served by sustainable modes, with immediate access to bus, tram and cycle routes, and with a range of retail, employment, community and leisure facilities within comfortable walking distance. As a result, car ownership levels are expected to be low. Restricting the availability of general parking will help manage demand, support sustainable travel behaviour and encourage future residents to make full use of the public transport, walking and cycling options available in the Town Centre.
- 6.45 Secure cycle parking for approximately 66 cycles will be provided within two dedicated stores at ground level, together with secure parking for approximately 18 scooters. These facilities form part of a wider package of sustainable travel measures set out in the Interim Travel Plan, supporting active travel and reducing reliance on the private car.
- 6.46 Overall, the parking strategy reflects the sustainable and well-connected nature of the site and ensures that essential accessible parking is provided while encouraging residents to adopt active and low carbon modes of travel.

Local Environment and Amenity

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy DM2: Aerodrome Safeguarding
- Core Strategy Policy EN16: Air Quality
- Saved UDP Policy DC26: Development and Noise

Places for Everyone Joint Development Plan (2024)

- Policy JP-P6: Health
- Policy JP-S6: Clean Air
- Policy JP-S1: Sustainable Development
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-C2: Digital Connectivity
- Policy JP-D1: Infrastructure Implementation

Material Considerations and Guidance

- NPPF Section 11: Making effective use of land
- NPPF Section 12: Achieving well-designed places
- NPPF Section 15: Conserving and enhancing the natural environment
- GD03 Environmental Protection
- GD05 Planning and Noise

Air Quality

- 6.47 An Air Quality Assessment has been prepared by Hilson Moran to assess potential air quality impacts associated with the proposed residential development. The assessment considers both construction and operational phases and has been undertaken with regard to relevant national, regional and local policy and guidance.

- 6.48 The report reviewed existing air quality conditions using Defra background mapping and Greater Manchester Combined Authority (GMCA) monitoring data. Concentrations of nitrogen dioxide and particulate matter at nearby monitoring locations were all found to be well below their respective national Air Quality Standards objectives, indicating that the site is suitable for residential use. Although the site lies within a wider GMCA Air Quality Management Area, the monitored data demonstrates continued improvement in pollutant levels.
- 6.49 A trend analysis for nitrogen oxide and particulate matter was undertaken. The results identified statistically significant downward trends for both at relevant monitoring locations, indicating ongoing improvements over time. Particulate matter monitoring data did not show statistically significant trends due to limited data availability, although an overall decreasing trend was still observed. No exceedances of national air quality objectives were recorded.
- 6.50 The potential effects of construction activities were assessed using IAQM methodology. Dust emission magnitudes for earthworks and trackout were classified as Small, while construction activities were classified as Medium. Taking into account local receptor sensitivity, the overall risk of dust soiling and human health effects during construction was assessed as Low to Negligible. Appropriate mitigation measures implemented through a Construction Management Plan will ensure that residual effects remain not significant.
- 6.51 The impact of traffic associated with the operational phase was also considered. The proposed development would generate approximately 21 additional daily vehicle movements, which falls below IAQM/EPUK thresholds requiring detailed dispersion modelling. On this basis, road traffic emissions from the completed scheme are expected to have a negligible effect on local air quality, with pollutant levels remaining well within objective limits at sensitive receptors.
- 6.52 No combustion plant is proposed as the development adopts an all-electric heating strategy. Therefore, there are no point-source emissions associated with the scheme. As future pollutant concentrations are forecast to continue decreasing, no site-specific operational mitigation is required to safeguard future residents.
- 6.53 Overall, the assessment concludes that air quality does not present a constraint to the proposed development. With the recommended construction-phase mitigation in place, the scheme will comply with national and local planning policy requirements, including Manchester Core Strategy Policy EN16, PFE Policy JP-S5, and Paragraph 187(e) of the NPPF.

Television and Radio

- 6.54 A Terrestrial Television and Radio Baseline Survey has been prepared by Pager Power to assess the potential effects of the Alpha House development on local broadcast reception. The report follows Ofcom guidance and includes a transmitter review, technical modelling and a baseline survey undertaken on 14 October 2025.
- 6.55 The survey confirms that the surrounding area is served by the Winter Hill transmitter, with measured signal strength ranging from moderate for the main multiplexes to low for the local, lower-power multiplexes within the development's shadow zone. The findings indicate that any interference would occur through signal shadowing rather than reflection, with potential impacts generally limited to within 1km of the development.
- 6.56 Within this zone, baseline measurements show moderate to good main-multiplex performance at nearby locations, and while reductions in signal strength are possible due to the building's proximity, these effects may not be noticeable in practice given current aerial heights and surrounding built form. Local multiplexes, which already show low baseline strength, are more susceptible to degradation. Beyond 1km, significant impacts are not anticipated.

- 6.57 Radio services, also transmitted from Winter Hill, display generally good signal strength across the survey area, with FM signals particularly robust. Some limited degradation may occur close to the development, but this is unlikely to be perceptible due to the natural variability of radio performance in urban environments.
- 6.58 No pre-emptive mitigation is required. Should any residents report interference after construction, the report recommends undertaking post-completion reception measurements and applying appropriate remedial measures, such as aerial upgrades, repositioning or alternative reception solutions, all of which are readily achievable if needed.

Broadband Reception

- 6.59 A Broadband Connectivity Assessment has been prepared by Pager Power to evaluate existing digital infrastructure and the availability of ultrafast broadband services to support the redevelopment of Alpha House. The assessment is required to demonstrate compliance with national guidance and local policy JP C2, which expects new developments to provide full fibre connections.
- 6.60 The assessment confirms that ultrafast broadband Fibre to the Premises (FTTP) is already available at a number of nearby addresses, with Openreach, BT, Sky and Virgin Media each providing FTTP services in the surrounding area. Infrastructure mapping also identifies existing Openreach, Virgin Media and Hyperoptic networks in close proximity to the site.
- 6.61 Although coverage is not currently confirmed at Alpha House itself, the presence of nearby FTTP networks indicates that full fibre connections can feasibly be delivered. Pager Power notes that formal site registration with Openreach, Virgin Media or alternative network providers will be required to confirm installation capability and connection timescales.
- 6.62 No barriers to securing FTTP are identified, and the assessment outlines clear processes for engaging Openreach, Virgin Media and alternative providers (Alt Nets) to bring fibre to the premises. Hyperoptic has indicated potential interest, and Openreach and Virgin Media both have infrastructure close enough to extend services subject to agreement.
- 6.63 In conclusion, the findings demonstrate that ultrafast broadband can be made available to future residents, and that the development can meet local policy requirements for full fibre connectivity, provided the developer proceeds with provider registration and early engagement.

Daylight, Sunlight and Overshadowing

- 6.64 A Daylight and Sunlight Assessment has been undertaken by GIA to understand the potential effect of the proposed development on neighbouring residential properties. The assessment was carried out in accordance with the Building Research Establishment Guide Site Layout Planning for Daylight and Sunlight 2022 and follows national planning guidance and Manchester Core Strategy Policy DM1.
- 6.65 Six neighbouring residential properties on Woodfield were identified as those that could potentially be affected. A three-dimensional computer model was used to carry out the Vertical Sky Component, No Sky Line and Annual Probable Sunlight Hours tests. Where internal layouts were unknown, the assessment relied on external window-based results in accordance with BRE guidance.
- 6.66 For daylight, the assessment demonstrates full compliance with the BRE criteria. All nineteen rooms assessed meet the recommended levels of daylight under the No Sky Line and Vertical Sky Component tests. No unacceptable

material deterioration in daylight levels is predicted, and the results confirm that the proposed development will not adversely affect the amenity of neighbouring residents.

- 6.67 For sunlight, four out of six windows tested fully accord with the BRE criteria. The two windows that do not meet the recommended levels are small secondary windows that form part of wider bay window arrangements. These windows face north west, an orientation that has a naturally low expectation of direct sunlight. The BRE guidance allows flexibility in such cases, acknowledging the influence of building orientation and existing architectural design. Overall, rooms within these properties would continue to receive acceptable levels of sunlight.
- 6.68 The assessment concludes that the proposed development has been designed with appropriate regard for neighbouring amenity and that the impact on daylight and sunlight levels is acceptable in planning terms. This is consistent with Manchester Core Strategy Policy DM1 which requires development to consider the effects on the light and amenity of surrounding properties.

Noise

- 6.69 A Noise Impact Assessment has been prepared by Azymuth Acoustics UK to support the proposed residential development at the former Alpha House site. The assessment includes baseline environmental noise surveys undertaken in July and August 2024, with additional evening noise and vibration measurements carried out in October 2025. Monitoring was undertaken at four positions around the site along Rowlandsway and Wavell Road, capturing daytime, night time, and peak event noise levels.
- 6.70 Baseline daytime noise levels along Rowlandsway were typically measured at around 65 to 67 dB LAeq, with night time levels between 57 to 62 dB LAeq. Noise levels along Wavell Road were slightly lower, ranging between 59 to 62 dB LAeq (day) and 50 to 53 dB LAeq (night). Traffic along Rowlandsway was confirmed as the dominant source of noise across the site.
- 6.71 The assessment identifies that the west and north facing elevations, those closest to Rowlandsway, present a medium to high risk of adverse noise impact. South and east facing facades present a low to medium risk. It was concluded that external night time levels on several facades exceed thresholds at which windows could normally be left open, reinforcing the need for enhanced ventilation strategies.
- 6.72 A separate baseline vibration survey was undertaken in October 2025 at a point approximately 4 m from Rowlandsway. Estimated vibration dose values were significantly below the threshold values within BS 6472:2008. The risk of adverse vibration effects on future residents is therefore negligible.
- 6.73 To ensure internal noise standards can be met, detailed mitigation measures have been recommended. These include high performance acoustic glazing on Rowlandsway facades, the use of mechanical ventilation with heat recovery (MVHR) across all dwellings, attenuated air inlets and outlets, and external wall and roof build ups capable of achieving minimum sound insulation ratings of 55 dB Rw and 45 dB Rw respectively.
- 6.74 The report concludes that, subject to incorporation of the recommended glazing, ventilation and building fabric measures, the proposed development will achieve acceptable internal and external noise conditions in accordance with BS 8233:2014, the ProPG guidance, Approved Document O, and Manchester City Council noise criteria. The development is not expected to result in adverse impacts on future occupiers and can be integrated effectively within the existing town centre acoustic environment.

Glint and Glare

- 6.75 A glint and glare assessment has been prepared by GIA Surveyors Ltd to determine whether the proposed rooftop photovoltaic (PV) panels at Alpha House could affect aircraft operations at Manchester Airport or the Wythenshawe Hospital Helipad. The building lies approximately 2km north of the airport, so a detailed evaluation was undertaken using industry-standard modelling to assess runway approach paths, the Air Traffic Control (ATC) Tower, visual flight routes, aircraft on the ground, and helicopter operations. The PV panels have been designed in a Southeast-Northwest “concertina” arrangement, helping to minimise the potential for reflections towards aviation receptors.
- 6.76 The assessment found no instances of high-risk (‘yellow’) glare and confirmed that the ATC Tower would experience no glare at all, meeting aviation safety requirements. Where reflections were predicted, these were limited to occasional low intensity “green glare”, which is considered acceptable for pilots and comparable to typical reflections encountered in normal flying conditions. Peak luminance levels on runway approach paths remained well below the 20,000 cd/m² threshold set by Manchester Airport. Aircraft on the runway and the hospital helipad would not experience glare in practice due to the building’s parapet screening the PV arrays from view.
- 6.77 Overall, GIA conclude that the proposed PV installation will not pose any safety risk to airport or helipad operations. The combination of the panel layout, parapet height, and the low-intensity nature of any predicted reflections ensures the scheme is fully acceptable in glint and glare terms.

Utilities

- 6.78 The Utilities Statement for Alpha House, prepared by Civic, assesses the current gas, water, electricity and telecoms infrastructure surrounding the redevelopment site and identifies any constraints, diversions, and new connections required to enable construction. The report explains that most existing services around the site have sufficient clearance and are unlikely to require diversion, although the gas main in the northeast corner may require hand-digging or potential diversion pending trial pit investigation, and United Utilities may require trial pits to confirm water service locations.
- 6.79 A new water connection will be needed for the proposed building, and a new substation is required to accommodate the development’s electrical load, with the existing substation to be removed and local networks reconfigured accordingly. Telecoms providers Openreach and Virgin Media may require disconnection of existing feeds but are not expected to need diversions, subject to verification through surveys.
- 6.80 The accompanying Ground Penetrating Radar survey confirms the location of most utilities and highlights the need for onsite verification of former supply points. Overall, the report concludes that utilities can be accommodated for the redevelopment with manageable risks, mainly relating to confirming asset positions and coordinating new service connections.

Waste Management and Servicing

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy EN19: Waste

Places for Everyone Joint Development Plan (2024)

- Policy JP-C7: Transport Requirements of New Development
- Policy JP-S7: Resource Efficiency

Material Considerations and Guidance

- GD04 Waste Storage and Collection Guidance for New Developments

- 6.81 The proposed development incorporates a Waste Management Strategy that provides safe, convenient, and sustainable refuse storage and collection arrangements for all residents. A single centralised, secure bin store is proposed at ground level, designed to accommodate all waste and recycling streams generated by the development. As set out in the design proposals, the store benefits from level access from both lift cores, ensuring all residents can easily access the facilities in accordance with principles of inclusive and practical design.
- 6.82 The strategy ensures that waste collection can be undertaken efficiently without affecting pedestrian movement or the wider public realm. On collection days, the refuse collection team will be granted controlled access to the store, remove the relevant bins, transport them to the designated collection point on Wavell Road, and return them to the store afterwards. This servicing arrangement aligns with Core Strategy Policy DM1, which requires developments to demonstrate safe and practical servicing, and Policy EN19, which promotes environmentally responsible waste handling and minimisation of operational impacts.
- 6.83 Bin capacity has been calculated using industry-standard storage allowances of 110 litres per apartment for general waste, 55 litres for pulvable recycling, 55 litres for comingled recycling, and 10 litres for food waste. For the 125 proposed apartments, this equates to: 13 × 1100L bins (general waste); 7 × 1100L bins (pulpable recycling); 7 × 1100L bins (comingled recycling); and 6 × 240L bins (food waste).
- 6.84 The provision of clearly defined and adequately sized waste and recycling facilities supports the aims of PforE Policies JP-C7 and JP-S7 by encouraging responsible waste separation, reducing contamination, and ensuring long-term operational efficiency. Together, these measures ensure the development meets modern expectations for sustainability and effective resource management.

Flood Risk and Drainage

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN14: Flood Risk
- Core Strategy Policy EN17: Water Quality
- Core Strategy Policy DM1: Development Management
- Manchester and Salford Strategic Flood Risk Area

Places for Everyone Joint Development Plan (2024)

- Policy JP-S5: Flood Risk and the Water Environment

Material Considerations and Guidance

- NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change (Paragraphs 161 and 162 and 167)

- 6.85 A Flood Risk Assessment and Drainage Strategy has been prepared by Alan Johnston Partnership for the proposed development at Alpha House. The assessment considers all relevant sources of flood risk in accordance with the NPPF, the Manchester and Salford Strategic Flood Risk Assessment and the adopted local plan policies.
- 6.86 The assessment confirms that the site is located entirely within Flood Zone 1 - land that is at low risk of flooding from rivers or the sea. A full Flood Risk Assessment has been produced because parts of the site are identified as having a medium risk of surface water flooding, consistent with Environment Agency mapping.
- 6.87 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.
- 6.88 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.
- 6.89 Water quality requirements have also been addressed, consistent with Core Strategy Policy EN17. The scheme incorporates measures such as permeable paving and controlled discharge to ensure that only treated surface water leaves the site. Foul water will discharge to the existing public sewer network with capacity confirmed through consultation with United Utilities.
- 6.90 The strategy complies with the requirements of Policy DM1 by ensuring that the development is appropriately serviced, will not increase flood risk elsewhere and includes suitable arrangements for the long-term management and maintenance of drainage infrastructure.
- 6.91 The approach also aligns with the PfE Plan Policy JP-S5 by promoting sustainable drainage systems and providing climate resilient infrastructure that reduces the effect of intense rainfall.
- 6.92 Overall, the Flood Risk Assessment demonstrates that the site can be safely developed for residential use and that flood risk will be effectively managed on and off site. The proposed development is therefore considered acceptable in flood risk terms and compliant with relevant national and local planning policy.

Ground Conditions

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN18: Contaminated Land and Ground Stability
- Core Strategy Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development

Material Considerations and Guidance

- NPPF Section 15: Conserving and enhancing the natural environment (Paragraphs 196 to 201)

- 6.93 A Phase 2 Ground Investigation has been carried out by WML for the proposed development. The assessment included a review of historical land uses, exploration of potential contamination sources, and intrusive site investigations comprising trial pits, boreholes, and laboratory testing to establish the nature and quality of the underlying soils.
- 6.94 The site has been previously developed, and the investigations confirmed the presence of made ground across the majority of the site, generally comprising reworked soils with occasional demolition material. Laboratory testing identified localised concentrations of contaminants including marginally elevated lead and polycyclic aromatic hydrocarbons. These levels are typical of previously developed urban land and can be safely managed through standard remediation measures. No significant risks to human health were identified, and there is no evidence of widespread contamination requiring extensive remediation.
- 6.95 Ground gas monitoring indicated very low gas generation rates, with carbon dioxide and methane concentrations within Characteristic Situation 1. In accordance with CIRIA C665 guidance, no specialist gas protection measures are required for the proposed residential development.
- 6.96 The report recommends a remediation strategy that includes the use of a suitable clean cover system within landscaped areas and validation testing during construction. These measures will ensure protection for future residents, construction workers, and the wider environment.
- 6.97 This approach aligns with Manchester Core Strategy Policy EN18 which requires risks from contaminated land to be assessed and appropriately managed to safeguard human health and the environment. The findings also support Core Strategy Policy DM1 which requires developers to identify and address ground condition constraints from the outset.

7. Scheme Benefits and Conclusions

Summary of the Proposed Development

- 7.1 This Planning Statement is submitted in support of a full planning application for 125 new residential units on the site of Alpha House, Wythenshawe.
- 7.2 The application site comprises land previously occupied by the vacant eight-storey Alpha House building on the east of Rowlandsway in Wythenshawe town centre. Alpha House is currently in the process of being demolished, with permission having been secured for this via Prior Approval under application reference 141627/DEM/2024.
- 7.3 WCHG, in partnership with Muse Places, is seeking to bring forward development of high-quality affordable housing as part of a wider strategy to increase the supply of high-quality, sustainable, and affordable homes within Wythenshawe Town Centre.
- 7.4 WCHG is a not-for-profit provider of social housing and is registered with the RSH as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies act 2014.
- 7.5 Critically, the proposed development will be 100% affordable (delivered as social rented accommodation) and forms part of a coordinated programme of regeneration within Wythenshawe town centre being delivered by Muse Places on behalf of Wythenshawe Community Housing Group and Manchester City Council. Alongside Alpha House, separate planning applications are being brought forward for two other sites, Brotherton House (Plot 3.3) and Plot The Birtles (Plot C2), to deliver complementary residential-led developments.
- 7.6 These three schemes represent the first phase of the town centre's transformation, establishing a framework for sustainable growth, improved connectivity, and high-quality design consistent with the Wythenshawe Town Centre Development Framework.

Determination of the Application

- 7.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where regard is to be had to the statutory development plan in determining an application for planning permission, the determination shall be made in accordance with the development plan, taken as a whole, unless material considerations indicate otherwise.
- 7.8 The proposed development has been assessed against the development plan and found to comply with it when taken as a whole and is strongly supported by the National Planning Policy Framework and local guidance.
- 7.9 Material considerations, including the NPPF, make clear the importance the Government places on the re-use of underutilised brownfield land, which would plainly apply to the proposed development. This Planning Statement has also outlined a range of benefits associated with the proposals, which weigh heavily in favour of the application.
- 7.10 Given the above, material considerations do not indicate determining the proposals other than in accordance with the development plan. In such circumstances, it is considered that the proposal can be positively considered by the local planning authority and approved with appropriate conditions.

Planning Benefits

7.11 The Planning Statement has outlined a range of benefits associated with the proposed development which weigh heavily in favour of approving the application. Although not limited to the below, the key benefits are as follows:

- **Delivery of Affordable Housing:** the development will create 125 new social rented homes, exceeding policy requirements and meeting the objectives of the Council and the applicant.
- **Regeneration:** the development would act as an important first step in the regeneration of Wythenshawe town centre, aligning with the Development Framework and removing a vacant site in a prominent location and delivering high quality residential development with active frontages and associated public realm improvements.
- **Sustainability:** the site is in an extremely sustainable location which directly aligns with the presumption in favour of sustainable development. The scheme relies heavily on existing excellent public transport infrastructure and provides only necessary levels of accessible parking.
- **Energy Efficiency:** the scheme achieves a 74.6% reduction in residual CO2 emissions, reducing demand on the grid and assisting future residents in helping to control bill expenditure.
- **Design:** the proposals adhere to all design requirements set out in planning policy and guidance, provides high-quality internal and external space and complies with design standards for accessible living.

Planning Balance

7.12 The proposed development therefore delivers a highly sustainable regeneration scheme which addresses all relevant objectives of both national and local planning policy.

7.13 Given the substantial planning benefits set out throughout this statement and summarised above and the policy compliance demonstrated, the application should be positively considered by the Council and approved in the shortest possible timeframe.



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