



PLANNING STATEMENT

FULL PLANNING APPLICATION

**FOR THE CONSTRUCTION OF A NEW BUILD BLOCK FOR 8 FLATS
AT 404 WILBRAHAM ROAD, CHORLTON, MANCHESTER M21 0SD**

ON BEHALF APL

FEBRUARY 2026

CONTENTS

	Page
1. INTRODUCTION	1
2. SITE LOCATION AND CONTEXT	5
3. DESCRIPTION OF THE APPLICATION PROPOSALS	8
4. PLANNING POLICY CONTEXT & REVIEW	13
5. CONCLUSION	23

Bramhall Town Planning Limited
www.bramhalltownplanning.com

Contact Director: Carol Clarke Telephone: [REDACTED]
info@bramhalltownplanning.com

© **Copyright 2026**

1. INTRODUCTION

- 1.1 This Planning Statement is submitted to Manchester City Council (MCC) on behalf of APL (hereafter referred to as the 'applicant'), in support of a planning application for full planning permission for the construction of a new building to create eight, 2-bedroom flats at 404 Wilbraham Road, Chorlton, Manchester.
- 1.2 The application site (hereafter referred to as the site), comprises a formerly unused and largely derelict former urban garden centre, most latterly used informally for storage, remnants of materials remain across the site. The edge red boundary of the site is detailed on the Location Plan that accompanies the planning application and extends to 509 sq.m.
- 1.3 The proposal responds directly to the need to continually deliver high quality housing in Manchester and its suburbs to maintain a 5-year deliverable housing supply, in the short term and in a highly sustainable location. The development will deliver much needed private accommodation for individuals, couples and small families, in line with the strategic housing quantitative and qualitative requirements of MCC.
- 1.4 The proposed layout, plans and elevations produced by SJAL, demonstrates how the site can accommodate the proposed development and above all deliver exceptional living accommodation that will integrate well into the existing neighbourhood and contribute to the local architecture in the Victorian city.
- 1.5 The site is located on the MCC Development Plan Map area as being located within the urban settlement area of Chorlton, located within the defined urban area of Chorlton-Cum-Hardy and just west of the district centre boundary. The site is not located within the Conservation Area.
- 1.6 This Statement sets out the context for the development providing the background to the proposals including a description of the site and its surrounds, the proposed development and the relevant up-to-date policy framework. It assesses the proposal against the identified policy framework and key material considerations and sets out the case in support of development.

The Application Submission Overview

- 1.7 The application seeks full planning permission for the construction of a new building that shall provide for eight flats, with access, informal amenity space, landscaping and associated works. A full set of comprehensive plans are submitted with the planning application to aid MCC's swift determination.
- 1.8 Detailed research and investigations have been carried out by a professional team of consultants on behalf of the applicant. The application comprises the plans and documents listed in below. Due considerations as explained within the Design and Access Statement have been given to the immediate environment, neighbours and consideration of scale, massing, separation distances, location, setting of the building and the pedestrian connectivity.
- 1.9 Detailed pre-application engagement with planning officers has taken place since July 2024 and more recently informal engagement with councillors and some members of Chorlton Civic Society. The application submission responds to the feedback provided during the pre-application consultation process.
- 1.10 As will be demonstrated by this Statement, the application promotes the comprehensive regeneration of this unused, unsightly, derelict site. It is promoted inline with the national planning policy aspirations and the relevant Development Plan policies and as such the presumption in favour of sustainable development should be invoked.
- 1.11 In addition, the application has the ability to deliver a number of significant benefits to the locality. The application will enable significant investment and improvements to the site and local area given its location in such a prominent, main road location. The site is a valuable urban site, able to contribute to the delivery of spacious, high-quality homes for the residents of Chorlton. In addition, the development provides several flats with a private garden space and otherwise a creative and generous communal garden space for the others to access.
- 1.12 It is widely acknowledged that residential development has the ability to contribute to job creation through the development and investment in infrastructure. There are in addition lasting benefits associated with a new residential development relating to the new resident population, the household expenditure in the area and

its contributions to the size and depth of the local labour force, with potentially new residents moving to the area.

- 1.13 Using the industry widely accepted report by Michale Ball 'Labour Housing Needs of Extra Housing', 2010, it advocates an average of 1.5 jobs are created directly and maintained each year as a result of each new property built; these jobs are those created by the developer and through the construction process. On this basis the development could deliver in the region of 12 direct jobs. Estimates also suggest that each dwelling constructed leads to up to four indirect jobs in the wider economy, for example this could be manufacturing and services, as new people move to an area, those people use the local shops, which may need to recruit extra staff. The indirect jobs arising from the development would therefore be in the region of 32 new employment opportunities.
- 1.14 Furthermore, once completed the development could attract skilled and well-educated residents, therefore benefiting local employers.
- 1.15 The submission requirements have been assessed against the national and local validation requirements and are compliant.

The Application Submission Documents and Plans

- Covering Letter
- Application Form and Certificate
- Site Location Plan OS1
- Existing Landscape Plan and Site Plan (Topo) 177-404W-PL-GSL1
- Proposed Site Landscaping Plan 177-404W-PL-GL1
- Streetview- South and East 177-404W-PL-SV1
- Streetview – West and North 177-404W-PLSV2
- Proposed Lower Ground Floor 177-404W-PL-GA1
- Proposed Ground Floor 177-404W-PL-GA2
- Proposed First Floor 177-404W-PL-GA3
- Proposed Second Floor 177-404W-PL-GA4
- Proposed Roof Plan 177-404W-PL-GA5
- Principal / Wilbraham Rd Elevation 177-404W PL- EL1
- Secondary/ Egerton Rd North Elevation 177-404W-PL-EL2
- West Elevation 177-404W-PL-EL3
- Rear Elevation 177-404W-PL-EL4

- Bike Store Details 177-404W AD1
- Bin Store Details 177-404W-AD2
- Design and Access Statement, SJAL
- Waste Strategy, SJAL
- Drainage Strategy Report, PG Consulting
- Ecological Constraints Survey, Rachel Hacking Ecology
- BNG Assessment De Minimis, Rachel Hacking Ecology
- Noise Assessment (External Building Fabric Report), Clements Acoustics
- Transport Note, CBO Transport
- Planning Statement, Bramhall Town Planning
- Phase I, Geo Assist
- Air Quality Assessment, Enzygo
- Energy Statement, SJAL
- Arboricultural Impact Assessment, Lally Tree Management
- Arboricultural Method Statement, Lally Tree Management
- Construction Method Statement, Michael Oughton Associates

1.16 The remainder of the Statement is as follows:

Chapter 2: Site Location and Context – this chapter considers the location and physical characteristics of the site and urban surroundings.

Chapter 3: Description of the Application Proposals – this chapter describes the uses, scale and massing for which planning permission is sought.

Chapter 4: Planning Policy Context and Review – this chapter reviews the Development Plan and relevant national policy and considers the scheme's compliance with this policy along with any additional material considerations.

Chapter 5: Conclusion – this chapter sets out the overriding case and summary of reasons why planning permission should be granted.

2. SITE LOCATION AND CONTEXT

- 2.1 This Chapter provides an overview of the Site, its location and physical suitability for residential development.

Context

- 2.2 The application site is set within the heart of the urban area of Chorlton, located at the junction of Wilbraham Rd at Egerton Road North. Egerton Road North, a residential north-south road that directly abuts the eastern edge of the site and provides continuous vehicular and pedestrian linkages north into the residential grid of Chorlton, with Manchester City Centre beyond to the north. The site's southern extent fronts Wilbraham Road a commercial thoroughfare and an east west arterial route leading west to Chorlton District Centre.
- 2.3 The site's location on Wilbraham Road means it benefits from ease of access to day-to-day facilities which includes, cycle rental station, a petrol station and Morrisons food store, a small convenience store, several take aways/ restaurants, a dentist, flower shop, community centre, pharmacy and record shop. Beyond are five schools that are located within 1.2km and two health centres within 650m.
- 2.4 Wilbraham Road is well connected and considered a walkable neighbourhood and is part of the new cycle network. Chorlton Metrolink stop on Wilbraham Road just 250m and is within tram zone 2, with trams every 12 minutes Monday to Saturday during the day to Disbury, the City Centre and beyond. Wilbraham Rd is also well served by buses, most prominently the 85, 85A and 86 serving Chorlton to Manchester City Centre. Service 150 runs to Trafford, services 23 and 25 run to Stockport and service 87 to Didsbury.
- 2.5 The Transport Note submitted within the application sets out that's the site is clearly located in a highly accessible location; this is corroborated by the new DFT Connectively Tool.
- 2.6 The applicant agrees the site as a previously developed site in the urban area has enviable transport links and facilities on its doorstep.

The Site

- 2.7 In the last 20 years the site has been used as a garden centre as its prominent use, but one which ceased and has been derelict for some 10 years, save for ad hoc storage, which appears more akin today to fly tipping unfortunately. Pedestrian access can be achieved from either Wilbraham Road or Egerton Road North. The ground at the site is all hard standing and as set out within the technical information there are no landscape features and no biodiversity features of merit on the site.
- 2.8 The site is categorised as 100% previously developed.
- 2.9 The neighbours immediately north and west are residential and east and south commercial and residential.

Planning History

- 2.10 The site has an extensive planning application history which spans some 40 years. It is noted that many of the applications were unsuccessful. Table 1 provides a summary below. Due to the age of the previous applications information is not available online to interrogate further. However, the relevance and contribution this planning application history makes to the planning application now before the council for 8 flats is that there has clearly been an aspiration up to 20 years ago to realise a suitable development on the site.

Table 1: Planning Application History

APPLICATION REFERENCE	SUMMARY PROPOSAL	DATE/APPROVED OR REFUSED/REASONS
F17051	Change of use of ground floor flat to a shop	Refused 28/04/1982
08116	Erection of a hotel following demolition of existing dwellinghouse	Refused 01/12/1982 impact on the disturbance of the amenity of residents and parking and servicing facilities are inadequate
019676	Erection of a 3-storey dwellinghouse	Approved 05/10/1983
024290	Use of vacant land as a garden centre	Approved 31/07/1985
027942	Erection of a 3 storey building to form shop units/ offices with offices over	Refused 20/02/1987 New access onto Wilbraham Rd a hazard

		and car parking and servicing inadequate.
029780	Erection of a three storey building to form shop/offices with offices over	Refused 29/10/1987 on car parking and servicing requirements
060616/SOUTH1/00	Erection of a 3 storey retail/residential building	Refused 18/12/2000 over development and parking.
069876/FO/2003/S1	Erection of a 4 storey building comprising 3 ground floor retail units (Class A1) with 6 self-contained flats over with associated car parking	Withdrawn 20/12/2004 Reason unknown

- 2.11 It is worthy of note that each application must be determined on its own merits and the case presented, and therefore whilst the planning application history is acknowledged, these applications were for mostly very different uses and set against, a very different national and local planning policy framework, to which this application must now be assessed.

3. DESCRIPTION OF THE APPLICATION PROPOSALS

- 3.1 This Chapter of the Statement outlines the evolution of the application and the key characteristics of the application proposals.

Overview and Description of Development

- 3.2 The application seeks full planning permission. The description is set out below: -

"Full planning permission is sought for the construction of a building for 8 flats, with access, informal amenity space, landscaping and associated works."

- 3.3 The application is presented by the applicant, APL, a longstanding, established, award winning investor and developer, winning accolades for his highlight residential developments. APL has been investing in Chorlton for many years and as such they understand and appreciate the locality, the residents, the architecture and its rich Victorian history.
- 3.4 The architect SJAL and APL have worked together on numerous, large pre-converted Victorian houses in Chorlton over some 15 years, renovating, updating and improving tired buildings to modern days standards.
- 3.5 APL only at the end of 2025 completed the purchase of the application site, after significant negotiations with the previous owner that spanned numerous years. Thus, evidence their desire, tenacity and commitment to the regeneration of the site, and ultimately delivering high quality homes in Chorlton, and in turn realising the regeneration of the application site.

Design

- 3.6 A comprehensive Design and Access Statement has been prepared to explain the rationale of the Proposed Site Plan and indeed a vision for the development, which is:

"To deliver a commanding Chorlton Villa replacement building of grandeur befitting of the highly visible junction location, but which nestles appropriately with the existing built environment."

- 3.7 The design has been through a through an evaluation process at the outset with the aspirations to deliver a low carbon building, demonstrating the applicant's desire to minimise the buildings impact on the environment.
- 3.8 The proposed development comprises eight flats that more than meet the minimum space standard requirements, with a mix of amenity benefits. The materials palette largely proposes a Manchester red brick with Forterra St Annes Red Smooth. A summary of the flats key characteristics is set out below:
- Flat1- 2 beds, 71.5 sq.m garden, private secure cycle storage
 - Flat 2-2 beds, 71sq.m, private garden, private secure cycle storage
 - Flat 3- 2 beds, 62 sq.m, private garden, private secure cycle storage
 - Flat 4- 2 beds, 71 sq.m, private garden, private secure cycle storage
 - Flat 5- 2 beds, 71.5 sq.m, balcony
 - Flat 6- 2 beds, 71.5 sq.m, balcony
 - Flat 7- 2 beds 71.5 sq.m
 - Flat 8- 2beds, 70.7 sq.m
- 3.9 The proposed scheme therefore in summary provides the following
- Regeneration of a long-term, disused/ derelict and thus previously developed urban site.
 - Improved outlook for immediate neighbours and environmental enhancements.
 - Eight, 2-bedroom flats that meet the minimum space standards.
 - A mixture of private amenity space, balconies and informal communal areas.
 - Creative design utilisation of scale and massing accommodating a 4-storey building over, lower ground, ground, first floor and second floor
 - High quality build and carbon efficient building designed with renewable energy technology (26 PV panels) and a fabric first approach to construction.
 - Hard and soft landscaping features to compliment the local environment.
 - Secure and weatherproof, cycle storage for 16 cycles.
 - Pedestrian and cycle accessibility.
 - Informal landscaped area in the region of 50sq.m, approximately 10% of the site, providing for biodiversity net gain approximately 50 sq.m of amenity grassland, trees, low level planting, including holly, mixed shrubs high level bat and bird boxes (swift).

- Up to 12 direct new jobs and up to 32 indirect jobs opportunities.

- 3.10 The proposed site landscape plan demonstrates how the creative masterplanning of the site has utilised efficiently this previously development site, achieving 4 storeys but in the local context of numerous 3 storey building, it nestles appropriately as it has always been there, presented in a seamless Chorlton Villa style of building, illustrated expertly on the submitted elevations and 3D visuals.
- 3.11 As can be seen from the submitted photomontages/ 3D illustrations and proposed elevations, the development envisaged will deliver a seamless continuation of built form, scale and massing successfully connecting the corner junction of Wilbraham Road and Edgerton Road North, reimagining this important junction but at the same time designed and presented as if it had always been there.
- 3.12 A comprehensive Design and Access Statement has been prepared to explain the evolution and rationale of the proposed site landscape plan. It sets out the merits of the scheme in more detail, the design rationale and identifies the site's suitability for the proposed use.

Technical Considerations

Highways and access

- 3.13 CBO Transport were instructed to consider the transport implications of the proposed development. It confirms the site is located within a walkable neighbourhood with easy access to a full range of day-to-day facilities in walking distance. The site is highly accessible, confirmed by the DfT's connectivity score of 84. No parking is provided within the site, whilst it is not anticipated future residents would own a car, a parking beat survey confirms on average there are some 57 spaces available within the immediate on street locality.
- 3.14 There are no traffic or transportation grounds on which to refuse the application.

Drainage

- 3.15 The Drainage Strategy prepared by PG Consulting follows the SuDs hierarchy and proposes that surface water shall be collected and directed to an underground drainage network that will outfall to a geocellular attenuation tank beneath the

proposed landscaping area and will outflow to a runoff rate of 2l/s to the combined water sewer in Wilbraham Rd via a new connection.

- 3.16 Foul shall discharge to a new below ground foul drainage network and outfall to the same combined sewer on Wilbraham Rd.
- 3.17 There are no drainage matters preventing approval of the planning application.

Ecology/ Biodiversity Net Gain

- 3.18 An Ecological Constraints Survey has been undertaken by Rachel Hacking Ecology. This concludes the site is of low ecological value and it has a very low risk of affecting bats or other protected species.
- 3.19 Rachel Hacking Ecology were instructed to consider statutory biodiversity matters associated with the site. They confirm the proposed development is covered by the de minimis exemption and therefore statutory BNG requirements do not apply to the site.
- 3.20 Biodiversity improvements are provided through informal landscaped area in the region of 50sq.m, approximately 10% of the site, providing for biodiversity net gain approximately 50 sq.m of amenity grassland, trees, low level planting, including holly, mixed shrubs high level bat and bird boxes (swift).

Phase I Ground Investigation

- 3.21 The Phase I report submitted concludes that the site is unlikely to have been impacted by contamination from previous on site and adjacent uses and assessment of the data has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances. As a consequence, no new contamination pathways will be established by the development and no further action is required.

Arboricultural Survey

- 3.22 A full Arboricultural Impact Assessment has been undertaken by Lally Tree Management. This confirms there are no trees within the development site and only two trees and one group to the boundaries that require consideration. The report

concludes no trees require removal and those to the boundaries are not impacted by the proposed development.

Noise

- 3.23 Clement Acoustics have prepared a noise assessment for the external building fabric of the proposed building. It concludes that the appropriate internal noise levels should be achievable with the installation of high performing glazing systems and acoustic trickle ventilation.

Energy and Climate Change

- 3.24 The application is accompanied by a detailed Energy Statement. It is acknowledged that the proposal will have to achieve improvements to building regulations standards for energy efficiency.
- 3.25 The new build flats will be built to current building regulations. As described in the energy statement the intention is to seek to achieve at least an EPC B on all the flats. This will be achieved using a combination high level of insulation, air sealing and PV panels. High efficiency smart electric heating panels heaters and electric water heating tank will be installed in each apartment. The bathrooms will have efficient showers and toilets, and Category A appliances will be fitted into kitchens.

Community Infrastructure Levy and Section 106 Agreement

- 3.26 MCC do not operate a Community Infrastructure Charging Levy. Given the minor status of the planning application and as demonstrated by the submitted technical information that are limited impacts anticipated on the local environment and as such it is not envisaged that S106 contributions will be necessary.

Summary

- 3.27 The application seeks planning permission for the comprehensive redevelopment of a derelict site in the heart of Chorlton. The applicant's design team have undertaken a through placemaking exercise to formulate the most appropriate design taking account of feedback of officers and the spatial context of the site and its neighbours.
- 3.28 The applicant has provided a comprehensive application submission which addresses all known technical matters. In the basis of this information, there are no known technical reasons preventing the approval of the planning application.

4. PLANNING POLICY CONTEXT & REVIEW

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

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

The Development Plan

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

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

4.4 All three documents are used to assess planning applications against in Manchester.

4.5 The application site within the adopted proposals Map of the Development Plan is identified within a 'blanket' allocation within the South Manchester residential area (policy H6), which advocates the acceptability of further residential development. The application **is inline** with the proposals map designation.

PfE

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

4.7 Objective 1- Meet MCC's housing needs- the application **complies** with this objection through a contribution of 8 new homes.

- 4.8 Objective 2- Create neighbourhoods of choice the application completely complies with this objective, the development seeks to upgrade the existing neighbourhood, by removing an un slightly, disused site and provide homes on a previously developed site, close to employment, amenities and public transport within a walkable neighbourhood. The application **compiles** with this objective.
- 4.9 Objective 3- Playing a part in ensuring a thriving and productive economy in all parts of Greater Manchester – as set out in the submission up to 12 new jobs would be created during the construction and potential 32 indirect employment opportunities following. The application **complies** with this objective.
- 4.10 Objective 5- Reduce inequalities and improve prosperity – The site is located in close to employment opportunities, amenities and educational institutions. The application **complies** with the objective.
- 4.11 Objective 6- Promote the sustainable movement of people, goods and information The application site is located in a highly sustainable location with all forms of key public transport and accessibility met. The application **wholly complies** with this objective.
- 4.12 Objective 7- Playing a part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region – This is a low carbon proposal which includes includes measures to improve on-site biodiversity in addition. The application **wholly complies** with the aspirations of this objective.
- 4.13 Objective 8- Improve the quality of our natural environment and access to green spaces – Biodiversity would be improved and surface water would be managed.
- 4.14 Objective 9 -Ensure access to physical and social infrastructure – The site benefits from immediate facilities and only 150m from the district centre. area amenities. The application **complies** with this objective.
- 4.15 Objective 10- Promote the health and wellbeing of communities – The car free development and cycle storage units would encourage a walking and cycling development. The application is **inline** with this objective.

- 4.16 Policy JP-S1- Sustainable Development – The application is promoted as a high density scheme in a highly sustainable location using previously developed land with improvements to green infrastructure and biodiversity for the locality.
- 4.17 Policy JP-S2- Carbon and Energy – full details of **compliance** with this policy are provided within the Energy Statement. The application **complies** with policy JP-S2.
- 4.18 Policy JP-S4- Flood Risk and the Water Environment – There would be a managed and maintained sustainable drainage system that would minimise surface water runoff from the site. The application **complies** with policy JP-S4.
- 4.19 Policy JP-S5- Clean Air – The proposal would be highly accessible by all forms of public transport and would reduce reliance on cars, minimising emissions. Construction activities can be mitigated to minimise the impact on air quality.
- 4.20 Policy JP-S6- Resource Efficiency – Resources would be consumed during construction. The proposal would be highly efficient and low carbon.
- 4.21 Policy JP-H3- Type, Size and Design of New Housing – The proposal would contribute to the mix of different styles of 2-bedroom flats in the area, proving some with private gardens and some with balconies. The application is **inline** with policy JP-H3.
- 4.22 Policy JP-H4: Density of New Housing – This high-density proposal is in a sustainable area. The application is **inline** with policy JP-H4.
- 4.23 Policy JP-G1 – Landscape Character – The tree planting and hard and soft landscaping would enhance the setting of the application site and contribute to the local area. The application **complies** with policy JP-G1.
- 4.24 Policy JP-G2 – Green Infrastructure Network – The application includes planting of trees and soft landscaping. The application **complies** with policy JP-G2.
- 4.25 Policy JP-G8- A Net Enhancement of Biodiversity and Geodiversity – The addition of 10% of the site as landscaping, trees, bushes and bird and bat boxes would increase biodiversity on this baron site. The application **complies** with policy JP-G89

- 4.26 Policy JP-P1 -Sustainable Places - The application would deliver development of an underused, derelict, well-connected site. It would promote recycling and would be legible and accessible. The application **complies** with policy JP-P1.
- 4.27 Policy JP-C8- Transport Requirements of New Development – The site would be connected to infrastructure and public transport. The application is in compliance with policy JP-C8.

CS

- 4.28 The CS was adopted in 2012 and forms part of the Development Plan. Key policies of relevance to the application site proposals are considered below, with confirmation of compliance.
- 4.29 S01. Spatial Principles – The development of this highly sustainable previously developed site would support sustainable growth in the district centre. The development would assist with access to jobs, services and education, close to all sustainable forms of transport and reduce the need to travel. It would be adaptable and resilient to climate change methods through its built structure. The application is **in line** with policy S01.
- 4.30 S03 Housing – 8 flats in a highly accessible location would meet demand for housing close to employment opportunities. It would support economic growth, in this popular suburb. The application is **in line** with policy S03.
- 4.31 S05Transport – The application would be close to jobs, services, education, shops and public transport. The application is compliant with policy S05.
- 4.32 S06. Environment – The application would be adaptable to climate change. The energystategy sets out a fabric led strategy and provides the introduction of renewable technology such as solar. The application **complies** with policy S06.
- 4.33 Policy SP 1 Spatial Principles – The application would be highly sustainable and provide high quality homes close to economic and employment development. It would: be close to sustainable transport and maximise use of all the available local infrastructure including new cycle lanes. It would completely enhance the built and

- natural environment; create a well-designed, high-quality development of a style befitting of the area of Chorlton. The application **wholly complies** with policy SP1.
- 4.34 Policy H1 Overall Housing Provision - The application put forward would provide high density homes, consistent with regeneration objectives. The application **complies** with policy H1.
- 4.35 Policy T1 Sustainable Transport & Policy T2 Accessible Areas of Opportunity and Need – The application could encourage a modal shift to sustainable alternatives through providing homes in a highly sustainable location with no off street car parking. A location that is close to jobs, services, shops and, close to all modes of public transport. The application **complies** with policies T1 & T2.
- 4.36 Policy EN4 Reducing CO2 Emissions by Enabling a Carbon efficient Development. The application **complies** with policy EN4.
- 4.37 Policy EN9 Green Infrastructure – The informal open space and tree planting would add to the network of green spaces within Chorlton and would contribute to adaptation to climate change. The application **complies** with policy EN9.
- 4.38 Policy EN15 Biodiversity and Geological Conservation – The proposal would secure ecological enhancement with soft landscaping, grass, trees and low-level planting in addition provision of bat and bird boxes. The application **complies** with policy EN15.
- 4.39 Policy EN 16 Air Quality - The supplication site is located in a highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions. The application **complies** with policy EN16.
- 4.40 Policy EN 17 Water Quality – There would be no adverse impact on water quality. The application **complies** with policy EN17.
- 4.41 Policy EN 18 Contaminated Land and Ground Stability -there are no contaminated ground risk anticipated as set out in the Phase I report. The application **complies** with policy EN 18.

- 4.42 Policy EN19 Waste – The application would be consistent with the principles of waste hierarchy and a Waste Management Strategy has been provided with the submission. The application **complies** with policy EN19.
- 4.43 Policy DM 1 Development Management – Policy DM1 sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Only the following issues are or relevance to this application however:
- appropriate siting, layout, scale, form, massing, materials and detail
 - design for health
 - adequacy of internal accommodation and amenity space
 - impact on the surrounding areas in terms of the design, scale and appearance of the proposed development
 - development should have regard to the character of the surrounding area
 - effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation
 - accessibility to buildings, neighbourhoods and sustainable transport modes
 - impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking
 - impact on biodiversity, landscape, archaeological or built heritage, green infrastructure and flood risk and drainage
- 4.44 These design matters have been considered in the technical reports and most specifically within the DAS. The planning application complies with policy DM1. are considered in detail in the report and the development is considered to **comply** with this policy.

Saved UDP

- 4.45 Several key policies of the UDP still apply to development management and consideration of planning applications only the following are considered relevant to the application.
- 4.46 E3.3 Environmental Improvement and Protection - the proposal would significantly improve the appearance of this very prominent site on Wilbraham Road. The application **complies** with policy E3.3.

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

Manchester Draft Local Plan

- 4.48 The draft Local Plan was published for consultation in September 2025, due to its early stage this is not considered here.

National Planning Policy Framework (NPPF)

- 4.49 Whilst the above has considered the Development Plan compliant approach to the planning application. The NPPF is also worthy of consideration. The updated National Planning Policy Framework (NPPF) (2024) is an important material consideration in the determination of a planning application. Relevant sections to the application proposals of the guidance are considered here.

- 4.50 The NPPF compliments Section 38(6) of The Planning and Compulsory Purchase Act (2004) this requirement. In addition, at the heart of the NPPF (2024) is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

-"approving development proposals that accord with an up-to-date development plan without delay; or

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

4.51 There are three overarching objectives the Government consider will enable the achievement of sustainable development, these are interdependent and need to be mutually supportive of each other, these are:

a) *"An economic objective- to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) *A social objective- to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) *An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy."*(NPPF, para 8)

4.52 Sustainability is therefore not just one factor but a combination of many. Taken together the three dimensions of sustainable development as set out in the NPPF can contribute towards positive growth for this and future generations. The applicant considers the site, and proposals are highly sustainable set against the three dimensions in the following ways:

4.53 **An Economic Objective:** there are significant benefits associated with the development proposals. In the first instance the development could deliver up to 12 full time jobs through the construction activities of the proposed development.

4.54 Secondly, there will be various indirect employment opportunities that will arise by virtue of the of additional external services and suppliers through the construction and once the development is delivered and this generates (as explained in previous chapters) a likelihood of up to 32 indirect employment opportunities.

4.55 The Applicant considers the proposal will result in a number of positive economic impacts in line with this aspiration, to the benefit of the local area.

- 4.56 **A Social Objective:** the application promotes the delivery of highly quality, spacious homes, all 2 bedrooms providing the ability for residents to live flexibility perhaps a bedroom being used as a home office, or for small families to evolve and thus enabling residents to stay longer, reducing the transient aspects of the community.
- 4.57 Compliance with this objective is wholly achieved and the Applicant considers this must carry substantial weight.
- 4.58 **An Environmental Objective:** there is the opportunity here to deliver a highly sustainable development, in the heart of the urban area, with excellent location advantages, and non-car modes of travel. In addition, as no on-site car parking is provided but sufficient secure cycle storage, the development further contributing specifically to the promotion of green travel as demonstrated in the Transport Assessment.
- 4.59 Secondly, the poor state of the disused site at present, potentially hiding longstanding and unknown environmental problems, thus its clearance can only be viewed as a significant benefit to the local area and surrounding existing residents.
- 4.60 Thirdly, approximately 10% of the site will be provided for landscape and biodiversity net gain opportunities, through soft landscaping, a significant benefit to the local environment.
- 4.61 The application completely complies with this the environment role. The development is promoted in complete compliance with paragraph 8 and the three roles of sustainable development.
- 4.62 The updated chapter 12 of the NPPF has a clear intention to achieve high quality design. Paragraph 131 identifies and acknowledges the contribution that well designed buildings and places can play in improving the lives of people and communities. Paragraph 135 requires developments to add to the overall quality of the area and are visually attractive and of good architecture, optimise the site potential and create places that are safe, inclusive and accessible which promote health and wellbeing.

- 4.63 This submission and the DAS set out the approach to the design presented to the LPA which is in line with the NPPF to provide for a safe, inclusive, accessible and with garden space, balconies and an informal landscape area which will promote health and wellbeing.
- 4.64 The NPPF states that sustainability is the thread running through planning. It notes that development should be energy efficient; minimise flooding; minimise water use; make efficient use of land and minimise the need to travel.
- 4.65 As evidenced through the submitted technical reports the application is submitted in full accordance with the compliance of the technical policy aspirations of the NPPF.

Summary

- 4.66 This chapter has undertaken a detailed assessment of the Development Plan policies and the NPPF. It has identified the site is located within the settlement area of Chorlton and promotion of the development is wholly in line with the aspirations of the Development Plan, and NPPF and thus in line with paragraph 11 of the NPPF the presumption in favour of sustainable development should be applied.

5. CONCLUSION

- 5.1 The application seeks full planning permission for the construction of a building to create eight, 2-bedroom flats, with access, landscaping and associated works.
- 5.2 The proposals will directly deliver the regeneration of an unsightly and derelict site. The application site is 100% previously developed. It is located in a highly sustainable location, with excellent access to non-car modes of transport, jobs and day-to-day facilities.
- 5.3 The design of the scheme is justified in detail within the DAS, which demonstrates the application proposals are based on sound design principals that have had regard to and addressed the site constraints and opportunities, the local context and neighbouring buildings. The site will achieve excellent integration into the local area and is indeed the last piece of the jigsaw in the built framework of this junction of Wilbraham Rd/ Egerton Road North.
- 5.4 The technical documents submitted with the application justify there are no technical reasons to prevent the development of the site. The development through energy efficient resources in the properties will contribute to MCC's climate change objectives. The enhancement in the built form will contribute to Manchester's continued longevity as a Victorian City through its prized architecture.
- 5.5 It is acknowledged that with regards to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which dictates that development must be brought forward in line with the Development Plan unless material considerations indicate otherwise (which there are none); that this application is considered **fully** compliant with the Development Plan and in line with paragraph 11 of the NPPF which means the site benefits from the presumption in favour of sustainable development
- 5.6 Without the right type of housing further pressure will be placed on house prices, people will be forced to move further away from the area and new investment and growth could be stifled.
- 5.7 New residential development has a critical role to play in all aspects of social,

economic and environmental needs of the area and as demonstrated this development will contribute to all. The economic benefits of this development are more important than ever particularly with the opportunity for new residents to contribute to enhanced patronage of the local services and shops when local centres are facing alternative competition pressures from online retailers. The economic benefits should not therefore be overlooked.

- 5.8 The NPPF identifies positive improvements which the planning system should seek to achieve which includes improving the conditions in which people live, work, travel and take leisure and making it easier for jobs to be created in cities, towns and villages.
- 5.9 Chorlton is a successful and popular suburb to live and work. Continued investment is necessary to ensure this success is retained in longevity. These flats are considered to compliment the location and the housing provision.
- 5.10 Having identified the application proposals accords with the Development Plan and therefore compliance with the NPPF's presumption in favour of development, MCC are invited to approve the application accordingly.

BRAMHALL TOWN PLANNING
FEBRUARY 2026

This report has been prepared by Bramhall Town Planning Limited, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. Bramhall Town Planning Limited accepts no responsibility for information contained within this report that has been independently produced or verified.

Registered Office: Rhino Court 2 Station View Stockport SK7 5ER. Registered in England and Wales. Registered Number: 10867656 © Copyright 2026