

Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0458
Your Ref: PP-14483401

Date: 28 November 2025

Dear Steve McCoombe,

**Full Planning Application: Construction of Residential-Led Mixed-Use Development
Comprising Residential Apartments (Use Class C3a) and Retail Units (Use Class E)
at Birtles House, Unit 1 Market Place, Civic Centre, Wythenshawe, Manchester,
M22 5RE ("the Site").**

On behalf of our Client, Muse Places ("Muse") and Wythenshawe Community Housing Group ("WCHG") ("the Applicants"), please find enclosed a Full Planning Application prepared by Asteer Planning LLP ("Asteer") for the construction of residential-led mixed-use development comprising residential apartments (Use Class C3) and retail units (Use Class E) at Birtles House, Unit 1 Market Place, Civic Centre, Wythenshawe, Manchester, M22 5RE ("the Site").

The Site

The Site measures approximately 0.3 hectares and comprises Birtles House which is an underutilised part two, part three storey L-shaped building with office space and storage uses on top of a retail ground floor. It is located at the top of The Birtles, next to the former Market Square on Etrop Way. To the rear of the existing building is a service yard with turning area and surface car parking for 10no. cars. There is a single-storey substation located to the south west corner of the Site.

Surrounding Area

The Site is situated within Wythenshawe Town Centre which is predominantly characterised by office and retail uses. To the north of the Site is a hard surfaced open market area along Etrop Way which is then bound by a footpath, Metrolink line, then Poundswick Lane. To the west of the Site is a controlled vehicle access route and beyond that the Metrolink line and Ainley Road. To the south is a servicing area, and existing retail units; and to the east The Birtles and further existing retail units within the core retail area.

Vision for Wythenshawe Town Centre

The Site forms part of the wider vision to transform Wythenshawe Town Centre into a vibrant, sustainable, and characterful neighbourhood. In October 2023, Manchester City Council launched a search for a partner to support the design, delivery, and funding of new homes across Wythenshawe Town Centre. This initiative also included the revitalisation of the Civic Shopping Centre, with the overarching goal of regenerating Wythenshawe and realising its vision for a vibrant, high-quality neighbourhood.

Following being named Development and Investment Partner, Muse, working closely with the Council, key stakeholders and its technical team, have prepared an Illustrative Masterplan for Wythenshawe Town Centre. The Illustrative Masterplan builds upon the vision for the area and sets out plans to deliver around 2,000 new homes across a mixture of tenures and housing types to meet the needs of a diverse community alongside a mix of commercial and community uses to create an inclusive Town Centre.

The following three residential plots are proposed to come forward as an initial phase to deliver a combined 422 new homes all of which will be affordable and operated by WCHG.

- Alpha House – 125 no. apartments
- C2 The Birtles - 81 no. apartments
- Brotherton House – 191 no. dementia care/ independent living apartments and 25 no. townhouses.

Whilst three separate full planning applications are being brought forward, they have been prepared holistically with regard to the wider illustrative masterplan and key design principles which underpin this, alongside a set of masterplan wide strategies covering Biodiversity Net Gain and Car Parking.

Greater Manchester Good Growth Fund

The Greater Manchester Combined Authority (“GMCA”) have announced a £1billion Greater Manchester Good Growth Fund. As part of this, MCC will welcome around £200m investment into key growth areas for the City. The investment will focus on delivering major residential projects with a keen focus on social housing and genuinely affordable tenures, along with transformative investment in key projects.

Funding to support the ongoing transformation of Wythenshawe Town Centre and Civic Shopping Centre is expected to be announced in March 2026. £25.4m will be allocated to the regeneration programme, including investment in more than 400 new homes.

Proposed Development

The proposed description of development is as follows:

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

The key elements of the proposed development are summarised below:

- Demolition of existing retail and office building
- Landscape Buffer between Site, tram line to the west and service area to the south

- Erection of 81 no. affordable apartments (Use Class C3) and retail units (Use Class E) 6 storeys in height
- Provision of 5 no. accessible parking spaces and 72 no. secure cycle parking spaces

Sustainability

The development is designed to be highly energy efficient, reducing energy demand on the grid and consequently reducing residents' energy bill expenditure. The proposals take a fabric first approach to building design and incorporate low carbon technologies including, Air Source Heat Pumps for hot water and photovoltaic panels to reduce carbon emissions.

Scheme Benefits

The proposed development will deliver significant social, economic, and environmental benefits including. These benefits represent material considerations in the determination of this planning application and are set out below:

Social Benefits:

- Deliver 81 no. affordable dwellings (100% affordable rent) which will contribute to the Borough's supply of housing and make an important contribution to the City's affordable housing supply;
- Deliver a high-quality housing development, which is in a sustainable location with good access to jobs, services and facilities;
- Create a safe and welcoming environment, which will increase passive surveillance along the adjacent street and enhance the existing street scene;
- Redevelopment of a underutilised site with high quality housing.

Economic Benefits:

- The proposed development will generate around 409 temporary FTE jobs per annum, and the generation of £147m GVA.
- The net additional construction jobs to be supported as a result of the proposed developments within the region is expected to be 165 jobs per annum.
- The proposed development's forecast construction expenditure is anticipated to generate a total of £32m GVA.
- Once operational residents of the proposed development are anticipated to spend £1.9m on retail and £0.6m on leisure in the local area annually.
- The new resident expenditure from the proposed development could create demand for around 9 no. retail jobs and another 9 no. leisure jobs
- The Proposed Development includes a small quantum of employment floorspace, 267 sqm to be used for retail. Applying employment densities as recommended by the HCA Employment Density Guide, it is forecasted that the proposals will directly support approximately 15 FTE jobs on-site.
- The direct and indirect jobs associated with the Proposed Development are anticipated to generate a total GVA of £4.8m at the regional level.

Environmental Benefits:

- Delivering well-designed, high-quality buildings that positively respond to local context;
- Creating high-quality landscaping and private amenity space for residents that positively enhances the local area;
- Taking a fabric first approach to building design and incorporating low carbon

technologies including EV charging points, Air Source Heat Pumps and PV panels to reduce carbon emissions associated with the proposals and the energy bills for residents.

- Utilising the sustainable location of the plots close to amenities, facilities, services and public transport to reduce the need for cars and surface parking.

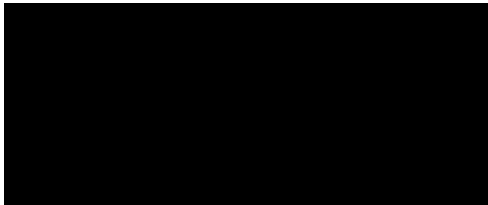
Supporting Information and Application Fee

A detailed submission schedule has been provided at **Appendix 1** of this Covering Letter. The supporting documents and plans have been submitted electronically via the Planning Portal under the reference PP-14483401.

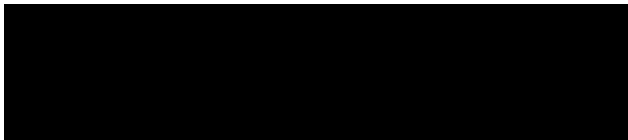
The requisite planning fee of £40,269 (inclusive of VAT and Planning Portal Service Charge) has been paid by the applicant via BACS.

I trust that this submission is acceptable and will enable timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on the details provided below.

Yours sincerely,



Chris Sinton



For and on behalf of Asteer Planning LLP

Appendix 1 Schedule of Submission Documents

Application Documents	Revision / Date	Owner
Application Forms, Certificates and Notices	November 2025	Asteer Planning
Design and Access Statement	18702-FCB-XX-XX-T-A-9403	FCBS
Supporting Planning Statement (including Affordable Housing Statement, Operational Statement, and Draft Heads of Terms)	November 2025	Asteer Planning
Covering Letter	November 2025	Asteer Planning
Environmental Statement – Technical Chapters: <ul style="list-style-type: none"> Socio-Economics and Health Climate Change 	November 2025	Asteer Planning
Air Quality Assessment	18702-HML-XX-XX-T-O-8201-P04	Hilson Moran
Broadband Connectivity Assessment	14969A v3	Pager Power
BNG Strategy Note	November 2025	Greengage
Car Park Strategy Note	November 2025	Curtins
Crime Impact Assessment	28 November 2025	GMP
Daylight/ Sunlight Assessment	11 November 2025	GIA
Desk-Based Archaeological Assessment	October 2025	Orion
Preliminary Ecological Appraisal, Biodiversity Net Gain Exemption, Bat Emergence Survey	V04, V04, V04	Greengage
Environmental Standards Statement (including renewable energy and sustainability provisions)	November 2025	Ridge
Energy Statement	18704-TAC-XX-XX-T-Z-0007 P01	TACE
Flood Risk Assessment and Drainage Strategy (including SuDS Strategy)	18702-CIV-XX-XX-T-C-0000	Civic Engineers
Framework Construction Management Plan	November 2025	Muse
Glint and Glare Assessment	20251124-23003	GIA
Local Labour Agreement	November 2025	Muse
Noise Impact Assessment	18702-HML-XX-XX-T-O-5001-P04	Hilson Moran
Phase 1 and	51143-CIV-01-XX-R-G-1001	Civic Engineers
2 Geo-Environmental Report	51143-CIV-01-XX-R-G-1002	
Statement of Community Involvement	November 2025	Font
Television Reception Statement	14969A2	Pager Power
Transport Statement and	087688-CUR-XX-XX-T-TP-00002-P06 087688-CUR-XX-XX-T-TP-00004-P05	Curtins
Framework Travel Plan		
Tree Survey and Arboricultural Impact Assessment Exemption Note	November 2025	Mulberry
Waste Management and Servicing Plan (including Waste Proforma and delivery strategy)	November 2025	FCBS

Utilities Statement	PA1802 Rev E	TACE
Application Drawings		Owner
Site Location Plan	18702-FCB-ZZ-ZZ-D-A-0001 P01	FCBS
Existing Site Plan	18702-FCB-ZZ-ZZ-D-A-0101 P02	FCBS
Existing Site Sections	18702-FCB-ZZ-ZZ-D-A-0201 P02	FCBS
Proposed Site Plan	18702-FCB-ZZ-ZZ-D-A-0401 P01	FCBS
Proposed Plan - Apartment Block - Ground Floor	18702-FCB-AB-GF-D-A-0411 P01	FCBS
Proposed Plan - Apartment Block - Roof	18702-FCB-AB-RF-D-A-0417 P01	FCBS
Proposed Plan - Apartment Block - Level 01-03	18702-FCB-AB-ZZ-D-A-0412 P01	FCBS
Proposed Plan - Apartment Block - Level 04-05	18702-FCB-AB-ZZ-D-A-0415 P01	FCBS
Proposed Section - Apartment Block	18702-FCB-AB-ZZ-D-A-0611 P01	FCBS
Proposed Elevation - Apartment Block - North	18702-FCB-AB-ZZ-D-A-0711 P01	FCBS
Proposed Elevation - Apartment Block - South	18702-FCB-AB-ZZ-D-A-0712 P01	FCBS
Proposed Elevation - Apartment Block - East	18702-FCB-AB-ZZ-D-A-0713 P01	FCBS
Proposed Elevation - Apartment Block - West	18702-FCB-AB-ZZ-D-A-0714 P01	FCBS
Proposed Generator	18702-FCB-AB-ZZ-D-A-0751 P01	FCBS
Proposed Bay Studies - Roof & Typical Condition	18702-FCB-ZZ-ZZ-D-A-0802 P01	FCBS
Proposed Bay Studies - Ground & Typical Condition	18702-FCB-ZZ-ZZ-D-A-0801 P01	FCBS
Illustrative Masterplan	18700-FCB-ZZ-ZZ-D-A-0010 P01	FCBS
Planting Schedule	18702-PLA-XX-XX-L-L	Planit
Landscape General Arrangement	18702-PLA-XX-XX-D-L-0001 P01	Planit
Planting Plan	18702-PLA-XX-XX-D-L-2001 P01	Planit
Levels GA	18702-PLA-XX-XX-D-L-3000 P01	Planit
Demolition Plan	18702-FCB-ZZ-ZZ-D-A-0111 P01	FCBS
Topographic Survey	13162_001C	N D Oliver