

3 THE APPLICATION SITE

Introduction

- 3.1 This Chapter provides a description of the site and its surrounding context. More discipline specific descriptions of the site and surrounding area are provided within each individual Chapter and associated appendices.

Site Description and Environmental Designations

- 3.2 The location of each site, as defined by each respective red edge planning application boundary is shown on the following **Figure 1.1a** (Brotherton House) **Figure 1.1b** (C2 The Birtles) and **Figure 1.1c** (Alpha House). Refer to **Chapter 1: Introduction**. For the purposes of this Chapter, the 'Proposed Development site' refers to each development site collectively, unless otherwise stated. In addition, as set out in **Chapter 2: Assessment Scope and Methodology**, the wider DF area is shown on **Figure 2.1**. This is referred to as the wider DF area or Development Project area unless otherwise stated.
- 3.3 The Proposed Development site lies within the administrative authority of MCC.
- 3.4 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha) (as shown on Figure 2.1), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.
- 3.5 There are no watercourses within the Proposed Development site or wider DF area and is therefore located entirely in Flood Zone 1 (lowest area of flood risk). There are areas at low to high risk of surface water flooding across the wider DF area, including areas of within the Proposed Development site.
- 3.6 There are no statutory or non-statutory built heritage assets within the Proposed Development site or wider DF area. One Scheduled Monument (Peel Hall Moated Site) is located approximately 730m east and there are four Grade II Listed Buildings within 1km:
- William Temple Memorial Church - located approximately 60m to the south of the site.
 - Roman Catholic Church of St Anthony - located approximately 350m south of the site.

- Bridge of Approach Over Moat to Former Peel Hall - located approximately 770m east of the site.
 - Church of Luke the Physician - located approximately 880m north of the site.
- 3.7 The Proposed Development site or wider DF area is not in or within the vicinity of any statutory landscape designations including National Landscape (previously known as Areas of Outstanding Natural Beauty) or National Parks.
- 3.8 There are no statutory or non-statutory designated ecological sites within the Proposed Development site or wider DF area, or within the immediate area. The closest designated ecological sites include:
- Gatley Carrs Local Nature Reserve (LNR) – 1.9km to the north east of the site.
 - Wythenshawe Park LNR - 2.2km north of the site.
- 3.9 A small section along Rowlands Way is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO₂) and Particulate Matter (PM₁₀).
- 3.10 There are no Tree Preservation Orders (TPOs) located within Proposed Development site or wider DF area.
- 3.11 The Proposed Development site or wider DF area is highly accessible by public transport, with Wythenshawe Town Centre tram stop and Wythenshawe Interchange located within the site. The Interchange provides regular bus services to Altrincham (11, 249), Manchester Airport (43, 103, 248), Stockport (11, 368), Macclesfield (130), Stockport (368), Piccadilly Gardens (43, 101, 103), and Eccles (248). Wythenshawe Town Centre Tram stop sits on the Navy Line with regular direct services to Manchester Airport and Victoria via Market Street.

Immediate Plot Boundaries Site Context

- 3.12 Brotherton House, is a vacant office building to the north west of Wythenshawe Town Centre previously occupied by Lloyds Banking Group. The site comprises a surface car park with landscaping and mature trees in the south west and southern areas. Access is provided off Cornfield Drive with a small security office aiding barriered entrance and exit points. The multi-storey office building occupies the west of the site, with a larger footprint single-storey building occupying the centre of the Site.

- 3.13 Plot C2 The Birtles, comprises a vacant part two, part three storey building with office space/ storage over ground floor retail and a hard surfaced open area occasionally occupied by market vendors. The site is enclosed by a tall, spiked, metal fence on its northern boundary.
- 3.14 Alpha House (currently under demolition), is characterised as a former office building directly to the east of Wythenshawe Town Centre.

Summary

- 3.15 The Proposed Development site and wider DF area falls within the administrative area of MCC.
- 3.16 The Proposed Development site and wider DF area is situated within an existing urban setting in Wythenshawe Town Centre and taken together comprises approximately 22.97 hectares (ha). The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlandsway creates an additional north-south route through the eastern portion of the site, connecting Poundswick Lane and Simonsway.