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28 November 2025

Dear Sir/Madam

Submission of Full Planning Application for the Proposed Development of the Former Alpha House Site, Rowlandsway, Wythenshawe, M22 5RG

Introduction

Please find enclosed a full planning application submitted on behalf of our client, Wythenshawe Community Housing Group and Muse Places (the applicant) for the redevelopment of the former Alpha House site on Rowlandsway in Wythenshawe.

The description of 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.’

The application has been submitted via the Planning Portal (Ref: PP-14481689). The requisite application fee of £53,309.00 has been paid through the Planning Portal.

Overview of the Proposal

The applicant 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.

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.

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.

If approved, the proposed development will deliver substantial benefits including the delivery of affordable housing in a sustainable area, regeneration of a derelict site in a prominent location, improved energy efficiency for residents and high quality design.

Although three separate applications have been submitted for the three schemes, 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.

The Application Site and Surrounding Area

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.

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.

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.

The Proposed Development

The planning application seeks permission for the erection of a 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.

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

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.

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.

Sustainability Considerations

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.

The Benefits of the Scheme

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 can be summarised 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 will 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, through the delivery of a 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.
- **Economic Benefits:** the scheme will generate a substantial number of employment opportunities during the construction phase, and an increased level of available expenditure within the local area, helping to support local businesses within Wythenshawe.
- **Energy Efficiency:** 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.
- **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.

Submission Documents

This covering letter should be read in conjunction with the following documents submitted as part of the planning application.

London

Birmingham

Bristol

Manchester

Reading

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

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

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	

If there is anything which the Council believes is impeding timely validation, or if there are any other queries, please do not hesitate to contact me at the earliest opportunity.

Yours faithfully

