enabl



Planning Statement

Middleton Road, Crumpsall

Wain Homes (North West)

08/06/2026

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Document Issue Sheet

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Introduction

1. Introduction

1.1 This Planning Statement has been prepared by Enabl on behalf of the applicant, Wain Homes (North West) Limited. The statement accompanies an application under Section 73 of the Town and Country Planning Act 1990 (as amended).

1.2 The application seeks to amend conditions 2 and 3 and remove condition 10 of extant planning permission ref. 131045/FO/2021 which granted consent for:

> *Erection of a three storey building to for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works*

1.3 The application is supported by a suite of architectural and engineering drawings, summarised in the below table:

Plan	Reference	Prepared by
Landscape Proposals	7900.01	TBA
Proposed Highway Setting Out	8755-02	Coopers
Proposed Highway Layout	8755-03	Coopers
Proposed Highway and Drainage Longsections	8755-04	Coopers
Highway Construction Details	8755-05	Coopers
Proposed Construction Finishes	8755-06	Coopers
S38 Agreement Plan	875507	Coopers
External Works Layout	8755-08	Coopers
Vehicle Tracking	8755-18	Coopers
Engineering Layout	8755-PL01	Coopers
House Type Pack	WH-001-NW-A-100-P1	Wain Homes
Location Plan	WH-001-NW-A-400-P1	Wain Homes
Proposed Site Plan	WH-001-NW-A-401-P6	Wain Homes
Boundary Treatment Plan	WH-001-NW-A-402-P1	Wain Homes
Boundary Treatment Details	WH-001-NW-A-403-P1	Wain Homes
Materials and Hard Surfaces Plan	WH-001-NW-A-404-P1	Wain Homes
Phasing Plan	WH-001-NW-A-420-P1	Wain Homes
Radon Detail for External Wall (Jetfloor)	SD-RSUB-01	Wain Homes
Radon Detail Showing No Vent (Jetfloor)	SD-RSUB-11	Wain Homes
Radon Detail for Party Wall with Stepped Jetfloor	SD-RSUB-12	Wain Homes

Table 1: Submitted Drawings

1.4 The application is also supported by the following documents:

- Design and Access Statement Addendum, prepared by Wain Homes;
- Energy and Sustainability Statement, prepared by AES Sustainability;
- Carbon and Energy Proforma, prepared by AES Sustainability;
- Local Labour Agreement, prepared by Wain Homes;
- Construction Management Plan, prepared by Wain Homes; and
- Planning Statement, prepared by Enabl.

1.5 The variations and removal are sought to facilitate amendments to the approved layout and housetypes (of the Housing Phase of the development).

1.6 The application also seeks to discharge (by virtue of amending the condition wording) the following Conditions in relation to the Housing Phase of the development:

- 5a – Local Labour Agreement
- 6 – Surface Water Drainage
- 7a – Ground Conditions
- 8 – Construction Management Plan
- 9 – External Materials
- 11 – Boundary Treatments
- 14 – Hard and Soft Landscaping
- 17 – Waste Stores

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Site and Surroundings

2. Site and Surroundings

2.1 The site is located to the west of Middleton Road, in the north-west of the suburb of Crumpsall. It comprises:

- The Whitehouse Club to the east, a three-storey social club which fronts the main road, with associated external seating area and car park to the west;
- On the opposite side of the car park, a three-storey apartment building, also referred to as 'The Whitehouse Club' containing 24no. apartments available for affordable rent; and
- Vacant, undeveloped land to the west.

2.2 It is accessed from Middleton Road via an internal access road (Dapple Drive).

2.3 Immediately to the north and west are semi-detached residential properties which face away from the site (their rear garden boundaries bordering the site). Additional two- and three-storey residential properties are located to the south, as well as on the opposite side of Middleton Road to the east.

2.4 The surrounding area is characterised by suburban, mostly family housing. A small parade of shops designated as a Neighbourhood Centre is located nearby on Windsor Road (within Bury), and Cheetham Hill District Centre is approximately 1km south.

2.5 Bowker Vale Tram Stop is a three-minute walk from the site, which provides connections to Manchester and Bury, and nearby bus stops on Middleton Road provide regular connections within the city region.

2.6 The site is located in Flood Zone 1.

Site Designations

2.7 According to the Local Plan Proposals Map, the site has the following designations:

- Inner Areas (SP1);
- North Manchester (EC4, H3); and
- Middleton Road is a designated Major Road Rail Environment Improvement Corridor (E3.3)

Planning History

2.8 The site currently benefits from extant consent ref. 131045/FO/2021 which was granted 07 March 2024.

2.9 As detailed on the Council's planning portal, the site has an extensive planning history. Many applications relate to the redevelopment of the social club as a mixed-use development.

2.10 The table below sets out the most relevant planning history.

Ref.	Description	Decision
CDN/26/0068	Discharge of Conditions 5 (Local Labour), 7 (Ground Conditions), 12 (Environmental Standards), 13 (Drainage Management), 14 (Landscaping), 15 (Noise) and 20 (Secure By Design) attached to Planning Permission 131045/FO/2021.	Approved 23 Feb 2026
CDN/24/0985	Discharge of conditions 13 (drainage), 15a (noise), 18 (lighting), 22 (highway works), 36 (signage) and 37 (landscape management) attached to planning permission referenced 131045/FO/2021	Approved 08 Jan 2025
141489/NMC/2024	Non-material amendment to planning permission referenced 131045/FO/2021 to replace ground floor French doors to the apartments with windows	Approved 13 Nov 2024
CDN/24/0175	Discharge of Conditions 5a (Local labour), 6 (Drainage), 7a (Ground conditions), 8 (CMP), 9 (Materials), 11 (Boundary treatment), 14 (Landscaping), 16 (Plant), 17 (Waste), 21 (Cycle), 25 (bird and bat boxes), 26 (EV), 27 (EV apartments) and 33 (Travel Plan) attached to Planning Permission 131045/FO/2021	Approved 03 May 2024
131045/FO/2021	Erection of a three storey building to for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works	Approved 07 Mar 2024
115468/OO/2017	Outline application for development comprising: Erection of a maximum of 50 residential dwellinghouses (Use Class C3a) and a maximum of 24 residential apartments (Use Class C3a) (with all matters reserved except for access) Outline application for development with all matters considered: Erection of part two storey, part three storey social club (Use Class D1) with ancillary residential apartment with associated car parking, landscaping, public realm and other associated works following demolition of the existing social club and bowling green	Approved 23 Feb 2021

Table 2: Relevant Planning History

2.11 The extant consent refers to two distinct Phases of development: one for the apartment building and another for the 50no. houses.

2.12 The Decision Notice 131045/FO/2021 refers to the Apartment Phase as "phase 1" and the housing phase as "phase 2" (see conditions 26 and 27). However, it is noted that some Decision Notices in relation to discharging conditions for the Apartment phase instead refer to this as Phase 2. For the avoidance of doubt, this application will refer to the phases as the Apartment and Housing Phases.

2.13 The Apartment Phase has been delivered. The Housing Phase is yet to commence.

3

Proposed Amendments

3. Proposed Amendments

3.1 The proposed changes to the consented scheme are demonstrated in the submitted architectural plans. The changes seek to change the approved housetypes for new, high-quality and sustainable housetypes and make minor amendments to the approved road layout.

3.2 No changes are sought to the completed Apartment Phase – all changes are in relation to the Housing Phase only.

Layout



Fig 1: Extract of Approved Site Plan 4050/101 T (Grays Architecture Limited)



Fig 2: Extract of proposed Site Layout Plan WH-001-NW-A-401-P6

3.3 The proposed general layout and arrangement of the amended Housing Phase is materially similar to the approved layout – the road comes into the site from the east past the Apartment building and joins a circular route that provided access to houses.

3.4 3no. cul-de-sacs are proposed to be replaced with shared drives.

3.5 The general siting of houses is largely similar to the approved layout. Amendments include:

- In the approved layout, 4no. houses to the south of the site are orientated to the east, fronting a cul-de-sac. In the proposed layout, 3no. of the equivalent houses are no proposed to front the road to the north, with only 1no. house oriented east fronting the shared drive;
- The approved layout has 9no. houses along the eastern edge and 14no. houses along the western boundary. The proposed layout has 8no. houses to the east and 15no. to the west; and
- The position of some off-street car parking spaces is proposed to change to suit the revised layout. It is also proposed to increase the number of car parking spaces associated with the Housing Phase from 74no. to 100no.

3.6 Each dwelling will have bin and cycle stores in plot. Designated bin collection points are proposed at the junctions of the internal road and shared drives.

3.7 A revised landscaping plan has also been prepared to reflect the revised site layout. Tree, hedge and ornamental shrub planting is proposed across the site as well as areas of lawn and seeded grass.

Housetypes

3.8 The approved scheme comprises 50no. two-storey houses, including a mix of semi-detached and terraced units, with 32no. 3 bed and 18no. 4 bed houses.

3.9 New housetypes are proposed to replace the approved housing designs. The quantum, mix and building heights are not proposed to be amended.

3.10 Three housetypes in total are proposed:

- The Coppice (in semi-detached and mews forms), which comprise a lounge, kitchen-dining room and 'lootility' at ground floor and 3no. bedrooms (one en-suite) and bathroom at first floor;
- The Meadowvale (in semi-detached and mews forms), which comprise a lounge, kitchen-living-dining room and WC at ground floor and 3no. bedrooms (one en-suite) and bathroom at first floor; and
- The Oakrise, semi-detached houses comprising a lounge, kitchen-dining room and 'lootility' at ground floor, 3no. bedrooms and a bathroom at first floor and 1no. bedroom with en-suite in the roof space.



Fig 3: Proposed Streetscene (from Design and Access Statement Addendum)

3.11 The proposed housetypes read as typical suburban family houses, in Forterra Russet Mixture, Engineering and Blue Smooth bricks and Russell Grampian Slate Grey roof tiles.



Fig 3: Proposed Material Palette

3.12 All dwellings are M4(2) and NDSS compliant.

3.13 Full details of the proposed amendments can be seen in the architectural plans and Design and Access Statement Addendum, prepared by Wain Homes.

4

Planning Policy Context and Compliance

4. Planning Policy Context and Compliance

4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The relevant parts of Manchester's Development Plan comprise:

- Places for Everyone (PfE) (2024);
- Core Strategy (CS) (2012); and
- Extant Unitary Development Policies (UDP) (1995).

4.3 The extant consent was determined against the CS and UDP, as PfE had not yet been adopted.

4.4 As the proposed amendments relate to layout and design changes, this Planning Statement will predominantly focus on Policies which relate to design and certain technical matters, as the principle of development is established by the implemented consent.

4.5 As the quantum and mix are not proposed to change and the proposed increase in parking spaces in de minimis, highways matters beyond highway design are not considered to be material to determining this application.

4.6 Similarly, matters relating to air quality, noise, flood risk, existing trees and ground conditions have been sufficiently addressed in the original application and through conditionality, and the proposed amendments do not result in material changes in relation to these matters.

4.7 The below table highlights the relevant Development Plan policies and how the proposed development complies.

Places for Everyone		
Policy	**Summary**	**Compliance**
JP-Strat6: Northern Areas	*A significant increase in the competitiveness of the northern areas will be sought. There will be a strong focus on making as much use as possible of suitable previously-developed (brownfield) land through urban regeneration* […].	The proposed amendments will assist with delivery of the approved Housing Phase of the development, which continues to represent investment into the Northern Areas.

JP-Strat13: Strategic Green Infrastructure	*The following strategic green infrastructure assets will be protected and enhanced as key features:* […] *4. Trees and woodland (see Policy JP-G7 'Trees and Woodland').* […]	No changes are proposed to the agreed arboricultural approach. The proposed landscaping scheme includes tree planting.
JP-S1: Sustainable Development	*To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.* […] *In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.*	The proposed design and layout amendments will assist with the delivery of 50no. houses, making a strong contribution to Manchester's housing supply and delivery. The proposals will result in physical enhancements to the environment. Issues surrounding land contamination and stability were sufficiently addressed in the original application.
JP-S2: Carbon and Energy	*The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:* […] *5. An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;* *a. Be net zero carbon which applies:* • *from adoption – to regulated operational carbon emissions;* • *from 2028 – to all emissions 'in construction'.* *From 2025 development should also calculate and minimise carbon emissions from*	The proposed housetypes adopt a fabric-first approach to meeting carbon reduction targets. Please see *Energy and Sustainability Statement*, prepared by AES Sustainability.

	unregulated emissions alongside regulated emissions. *Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:* *i. Minimise energy demand;* *ii. Maximise energy efficiency;* *iii. Use renewable energy;* *iv. Use low carbon energy; and* *v. Utilise other energy sources.* *From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.* *As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.* *b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;* *c. Where practicable, prioritise connection to a renewable energy/heating/ cooling network in the first instance or a low carbon energy/heating/ cooling network that is adaptable to non-fossil fuels at a later date;* *d. In residential developments, achieve energy demand reductions in terms of space heat*	

	demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1. For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced. *f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.* […]	
JP-S4: Flood Risk and the Water Environment	*An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:* […] *4. Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;* *5. Ensuring that sustainable drainage systems:*	Issues in relation to flood risk and the water environment were addressed in the original application. An updated drainage scheme has been provided (see *Engineering Layout* prepared by Coopers) to account for the amended layout. The scheme includes SuDS methods including permeable surfacing, geocelluar storage and large pipes, conduits and tanks.

	i. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation; *ii. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground; i* *ii. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and* *iv. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.* *6. Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and* *7. As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.*	
JP-S6: Resource Efficiency	*The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:* […] *3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.*	Sustainable construction considerations in relation to the newly proposed housetypes are addressed in the *Energy and Sustainability Statement*, prepared by AES Sustainability.

JP-H1: Scale, Distribution and Phasing of New Housing Development	[…] *A minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.* *The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution (as set out in Table 7.2) will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.*	While the 50no. houses are already approved, the proposed amendments will assist with their delivery. The housetypes are of a high-quality design, as discussed against Policy JP-P1.
JP-H2: Affordability of New Housing	*Substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through:* *1. Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases* *2. Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability* *3. Supporting provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities)* […]	On-site affordable housing was secured as part of the original application, and has been delivered (the 24no. apartments). The 50no. houses are approved as and are to be delivered as for market housing. Nevertheless, the amendments will assist with delivery of 50no. new homes, increasing the supply of housing to meet demand.
JP-H3: Type, Size and Design of New Housing	*Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating*	While the range of dwelling types and sizes cannot be amended under the provisions of Section 73, the proposed amendments will assist with the deliverability of a mix of 3 and 4 bed houses.

	specialist housing for older households and vulnerable people. *Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.* […] *All new dwellings must:* 1. *Comply with the nationally described space standards; and* 2. *Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.* *Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.*	All new housetypes are M4(2) and NDSS compliant.
JP-H4: Density of New Housing	*New housing development should 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. Regard should be had to the minimum densities set out below.* [Minimum net residential density within 400m – 50dph] [Minimum net residential density within 400m of Metrolink stops not in the city centre or large, designated centres – 70dph]	The site is within 400m of both Bowker Vale tram stop and Windsor Road Neighbourhood Centre. The minimum net residential density established by the proximity to the tram stop (70dph) supersedes that by the proximity to the designated centre (50dph). Net residential density should consider the site as a whole. At 74 dwellings on a 1.95ha site, the development represents

	Lower densities may be acceptable where they can be clearly justified by: *1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or* *2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure* *In order to achieve an appropriate mix of housing across the plan area, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design:* *A. 35-70 dwellings per hectare: primarily houses* *B. 70-120 dwellings per hectare: mix of houses and apartments* […]	approximately 37.9dph. This is under the minimum of 70dph. However, the extant consent was granted prior to adoption of this policy. The principle of 50no. houses and 24no. apartments on this site is established and deliverable. Furthermore, increasing the number of units is possible under the provisions of Section 73. That said, and as per the policy, lower densities can be acceptable where justified by design context. The site is within an area of suburban density characterised by family housing. The residential density is considered appropriate to the site's context.
JP-G2: Green Infrastructure Network	[…] *Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance.*	No changes are proposed to the agreed arboricultural approach. The proposed landscaping scheme includes tree and shrub planting.
JP-G8: A Net Enhancement of Biodiversity and Geodiversity	*Through local planning and associated activities a net enhancement of biodiversity resources will be sought* […] *Development will be expected to:* *a. Follow the mitigation hierarchy of:* *i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through*	The application for the extant consent was submitted prior to 12th February 2024. Statutory BNG requirements are therefore not applicable.

	consideration of alternative sites with less harmful impacts, then *ii. Adequately mitigating any harm to biodiversity, then* *iii. Adequately compensating for any remaining harm to biodiversity* *b. Avoid fragmenting or severing connectivity between habitats;* *c. Achieve a measurable net gain in biodiversity of no less than 10%* *d. Make appropriate provision for long-term management of habitats and geological features connected to the development;* […]	The proposed amendments retain existing trees and include tree and shrub planting.
JP-S1: Sustainable Places	*We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:* *1. Distinctive, with a clear identity that:* *A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;* *B. Enables a clear understanding of how the place has developed; and* *C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used* *2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design* *3. Socially inclusive:* *A. Responding to the needs of all parts of society;*	The scheme reflects the principles of the approved layout. It provides appropriately-sized private gardens and created established building lines, with a built form which clearly demarcates public and private realm. The refinement of the road hierarchy, including the replacement of adopted highway nibs with shared, enhances legibility, reduces over-engineering and supports a more considered residential environment. The new house types are incorporated into the approved development framework without impacting the spatial structure of the development. The proposed house types selected have been carefully incorporated into the approved layout. The

	B. Enabling everyone to participate equally and independently; *C. Providing opportunities for social contact and support; and* *D. Promoting a sense of community* *4. Resilient, capable of dealing with major environmental events* *5. Adaptable, able to respond easily to varied and changing needs and technologies* *6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained* *7. Resource-efficient with:* *A. A low carbon footprint;* *B. Efficient use of land;* *C. Minimised use of new materials;* *D. High levels of recycling* *8. Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.* *9. Supported by critical infrastructure, such as energy, water and drainage and green spaces* *10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage* *11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places* *12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place*	updated designs have been developed to: • Reflect the established character and grain of the approved scheme • Maintain active street frontages and natural surveillance • Deliver high-quality residential accommodation • Integrate seamlessly with the completed apartment phase The design approach continues to follow the principles set out in the original DAS, including responding to local context and creating an attractive and cohesive residential environment. The scale of development remains consistent with the approved scheme. • Dwellings remain predominantly two-storey in height • Ridge heights and proportions are comparable to approved units • Building massing maintains the established street scene There are no changes that would materially affect the character or visual balance of the development.

	13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest *14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond* *15. Comfortable and inviting, with indoor and outdoor environments:* *A. Offering a high level of amenity that minimises exposure to pollution; and* *B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter* *16. Incorporating high quality and well managed green infrastructure and quality public realm, with:* *A. Opportunities for recreation and outdoor play for children, and interaction between the generations;* *B. Public and private spaces clearly distinguished;* *C. Development clearly defining, and promoting activity within, public spaces;* *D. High quality landscaping with schemes* *17. Well-served by local shops, services and amenities, including education and health facilities*	The appearance of the development remains aligned with the approved design approach. • Materials palette consistent with consented scheme, including facing brickwork and roof finishes • Use of complementary tones and detailing to create visual interest • Elevational treatments reflect the character established by Phases 1 & 2 The replacement house types have been designed to ensure visual continuity across the development, maintaining a cohesive architectural language. All houses are at least dual-aspect allowing for cross-ventilation. Overall, the amended Housing Phase responds to the site's context and character and is of high-quality design.
JP-C1: An Integrated Network	*In order to help deliver an accessible, low carbon Greater Manchester with worldclass connectivity, we will support a range of measures, including:* [...]	All houses are proposed to have dedicated secure cycle stores, encourage active travel.

	3. Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport; […] *5. Ensuring that development and transport investment fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the hierarchy set out below (highest priority first):* *a. Pedestrians (and people using mobility aids);* *b. Cyclists, powered two-wheelers, and public transport users;* *c. People doing business or providing services (such as taxis/private hire, deliveries or waste collection)* *d. People in personal motorised vehicles* […]	Safe and convenient access for pedestrians and cyclists will be provided.
JP-C8: Transport Requirements of New Development	*We will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.* *We will do this by:* *<u>Connectivity and Permeability</u>* *1. Prioritising safe and convenient access to the site and buildings for all users in accordance with the user hierarchy in Policy JP-C1 'An Integrated Network* […] *2. Ensure appropriate connectivity to the existing highway network.* *<u>Design</u>* […]	All houses are proposed to have dedicated secure cycle stores, encourage active travel. Safe and convenient access for pedestrians and cyclists to and from the highway network will be provided. The extent of highway is proposed to be decreased, by replacing 3no. cul-de-sacs with shared drives, where motor vehicles are more encouraged to give way to pedestrians and cyclists.

	4. Incorporating highway design at a human scale using street-based prescriptions such as those within Manual for Streets and/or any locally adopted design guidance, to ensure that highways do not dominate the development; […] *Parking Infrastructure* *7. Making adequate car parking provision, including for disabled drivers and passengers;* *8. Ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and where appropriate parking provision is flexible and can be adapted over time to reflect demand;* *9. Incorporating enough secure and covered cycle parking to meet long-term demand from occupiers and visitors in a convenient location that helps to maximise its use* […] *11. Promoting the increased provision of ULEV charging infrastructure including meeting any standards set by local plans.* […] *Construction Management* *15. Ensuring Construction Management Plans are produced for developments, where appropriate, to mitigate construction logistics and environmental impacts including air quality and noise on the surrounding area and encourage sustainable deliveries.* […]	Each house is proposed to have 2no. off-street parking spaces, which is considered acceptable given the suburban context, and will avoid impact of on-street parking. Planning condition 26 ensures that each house will have electric vehicle charging infrastructure. A Construction Management Plan is included with the application.
Core Strategy		
H 8 Affordable Housing	*The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and*	The scheme represents 32.4% on-site affordable housing, with the 24no. apartments which have already been delivered being affordable.

	above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance. *1. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision.* […]	
T 1 Sustainable Transport	*To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: -* • *Improve choice by developing alternatives to the car* • […] • *Improve pedestrian routes and the pedestrian environment.* • […] • *Facilitate modes of transport that reduce carbon emissions e.g by incorporating charging points for electric vehicles, subject to their appropriate design and location.*	All houses are proposed to have dedicated secure cycle stores, encourage active travel. Safe and convenient access for pedestrians and cyclists will be provided. Planning condition 26 ensures that each house will have electric vehicle charging infrastructure.
T2 Accessible Areas of opportunity and need	*The Council will actively manage the pattern of development to ensure that new development:-* […] • […] *all new development should provide appropriate car parking facilities, taking account of the guidance in appendix B, which reflects policy in the Regional*	Each house is proposed to have 2no. off-street parking spaces, which is considered acceptable given the suburban context, and will avoid impact of on-street parking. The Parking Standards do not set a standard for Use Class C3.

	Strategy (RS). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B. If the RS is revoked the Council will continue to use these standards when applying this policy. Standards are set for two different area types: *o District Centres* *o Areas not within the City Centre or District Centres* *The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.* […]	
EN 1 Design Principles and Strategic Character Areas	*All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.* […] *4. Northern Character Area* *The character of this area is significantly affected by the topography, with a marked*	The proposed amendments are in accordance with the design principles established and accepted in the original application and therefore respond to the surrounding context and character. The *Design and Access Statement Addendum* sets out how the proposals represent high quality design.

	increase in height moving northwards, cut by the River Irk and its tributaries. There is a finer grained, predominantly residential mix of development, broken up by open spaces and significant tree cover also linked to the local topography. • *Developers should respond to the underlying topography and varied townscape created by the balance between built form and the tree-covered landscape.* […]	
EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	*The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:* • *[Bullet replaced by JP-S2]* • *Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.* • *Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.* • *Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.*	The proposed housetypes adopt a fabric-first approach to meeting carbon reduction targets. Please see *Energy and Sustainability Statement*, prepared by AES Sustainability.

	• *The use of building materials with low embodied carbon in new development and refurbishment schemes.*	
EN 6 Target Framework for CO_2 reductions from low or zero carbon energy supplies	*Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target [replaced by JP-S2], unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.* *[Paragraphs replaced by JP-S2]* *The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance.* *Guidance on what the energy statement should contain and how to decide which target applies to a development proposal is given in Appendix A.*	Please see *Energy and Sustainability Statement*, prepared by AES Sustainability.
EN 8 Adaption to Climate Change	*All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:*	The proposed layout incorporated green infrastructure in the form of tree and shrub planting. Overheating of buildings is addressed through the fabric-first approach as set out in the *Energy*

	• *[Bullet replaced by JP-S2, JP-S4 and JP-G8]* • *Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways* • *The need to control overheating of buildings through passive design* • *[Bullet replaced by JP-S2, JP-S4 and JP-G8]* *Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.*	*and Sustainability Statement*, prepared by AES Sustainability.
EN 18 Contaminated Land and Ground Stability	*The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment* *All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.*	Issues surrounding land contamination and stability were sufficiently addressed in the original application.
EN 19 Waste	*The Council will* • *[…]* • *Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)*	

	• *[…]* • *Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.* *[…]*	
DM 1 Development Management	*All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-* *Appropriate siting, layout, scale, form, massing, materials and detail.* *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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.* *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.* *Community safety and crime prevention.* *Design for health.* *Adequacy of internal accommodation and external amenity space.* *Refuse storage and collection.* *Vehicular access and car parking.* *Effects relating to biodiversity, landscape, archaeological or built heritage.*	

	Green Infrastructure including open space, both public and private. *The use of alternatives to peat-based products in landscaping/gardens within development schemes.* *Flood risk and drainage.* *Existing or proposed hazardous installations.* *Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-* *a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:* *Year 2010 – Code Level 3;* *Year 2013 - Code Level 4;* *Year 2016 - Code Level 6; and* *(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.*	
Unitary Development Plan		
DC7.1 New Housing Development	*The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed*	All houses are M4(2) compliant and include private gardens.

	so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.	

Table 3: Relevant Policies and Compliance

Material Considerations

4.8 Other planning policy documents relevant to this proposal that are capable of being a material consideration in the determination of this planning application comprise:

4.9 Again, as the proposed amendments relate to design and layout changes, only aspects of these material considerations which relate to design and certain technical considerations are considered relevant.

National Planning Policy Framework (2024)

4.10 As part of the determination process, material considerations inform the acceptability of planning proposals. The Framework sets out the nationally controlling policies which inform development.

4.11 Paragraph 8 sets out the three overarching objectives of the planning system: economic, social and environmental. Delivery of these should be set via Development Plan Policies.

4.12 Paragraph 39 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available, working with applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

4.13 Section 8 states that planning decisions should aim to achieve places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The proposed development will support healthy lifestyles by the inclusion of external amenity space, twinned front entrances to encourage social interaction, delivery of a mixed community (affordable apartments, market housing and a social club with a shared access) and providing safe and convenient highway access.

4.14 Section 9 promotes sustainable transport to ensure potential impacts of development on transport networks can be addressed. Schemes should seek to promote walking, cycling, and public transport where possible. To support development proposals, safe and suitable access should be achievable for all users. As discussed in the Policy Compliance Table above, the proposals achieve this.

4.15 Section 12 of the Framework seeks to achieve well-designed places with the creation of high-quality buildings, and good design as a key aspect of sustainable development. Proposals should function well and add to the overall quality of the area, are visually attractive as a result of good architecture being sympathetic to local character, while not preventing increased densities. The proposals are in line with this.

4.16 Section 14 meets the challenge of climate change and flooding. New development should shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources; and support new renewable and low-carbon energy

and associated infrastructure. Developments should be positioned in areas of least risk of flooding when proposed end users would be at risk. In response, the scheme incorporates SuDS and carbon reduction via a fabric-first approach.

4.17 It is therefore considered that the proposals accord with the NPPF.

Supplementary Planning Documents / Guidance

Guide to Development in Manchester (2007)

4.18 The document sets out the MCC's stance on a wide range of issues relating to design, demonstrating, where applicable, their links to the UDP. The first part deals with development principles and the majority of it has SPD status. The second part provides additional guidance on the character of various areas within the City and should be considered planning guidance.

4.19 MCC want to ensure all development in Manchester contributes and enhances to the city's unique identity and that its many neighbourhoods retain and develop their sense of place.

4.20 The issues covered within the document include urban design, accessibility, environmental standards, street hierarchy, parking guidelines, housing density and design for health and security. These material planning considerations are dealt with through relevant policies which were adopted after the SPD/G, and therefore have greater weight (e.g. JP-P1, JP-H4 and DM 1). Compliance with these policies is discussed in the table above.

Manchester Residential Quality Guidance

4.21 This document outlines the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. While not formally adopted as an SPD, significant weight will be given to this Guidance in planning decisions and applicants will be expected to directly address it throughout the development process.

4.22 As set out in this Planning Statement, the proposals (as amended) demonstrate a high level of design quality and will result in the creation of sustainable communities.



Planning Balance

5. Planning Balance

5.1 The proposal is considered to be in compliance with the Development Plan and any Material Considerations. The proposed amendments maintain the design principles of the consented position, therefore representing a contextual design response to the site's suburban setting, while assisting with the delivery of 50no. new homes. The proposals therefore contribute towards sustainable development as defined by paragraph 8 of the NPPF.

5.2 The delivery of 50no. new homes which these proposed amendments will facilitate the regeneration of a vacant parcel of land in a well-connected location in the Northern Areas and contribute towards Manchester's Housing Delivery Test position. The development will deliver new tree and shrub planting and a high-quality, responsive urban design. Economic benefits include job creation (secured by Local Labour Agreement) and the delivery of housing for a skilled and resilient workforce. It should also not be discounted that the development has already delivered 24no. affordable apartments – the delivery of the remainder of the site will improve the environment for residents of this earlier phase of the development.

5.3 In considering the planning balance on the proposals, the scheme has been evidenced to providing a sustainable development such that the benefits of allowing the proposal would outweigh any adverse impacts which may arise as a result. It is therefore considered that the proposals accord with the Development Plan and consequently the proposals should be approved without delay in accordance with paragraph 11(c) of the NPPF.

6

Conditions Discharge

6. Conditions Discharge

6.1 This application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeks to discharge (by virtue of amending the condition wording) a number of Conditions in relation to the Housing Phase of the development.

6.2 This final Section of the Planning Statement sets out the information provided as part of the application to discharge the relevant conditions

Condition	Summary	Submitted Information
5a Prior to the commencement of a phase of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. *In this condition a Local Labour Proposal means a document which includes:* *i) the measures proposed to recruit local people including apprenticeships* *ii) mechanisms for the implementation and delivery of the Local Labour Proposal* *iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*	The submitted Local Labour and Skills Statement provides the requisite information in relation to the Housing Phase.	Local Labour and Skills Statement
6 Notwithstanding the drainage details received by the City Council, as Local Planning Authority, on the 12 July 2021, (a) the development shall not commence until a scheme for the comprehensive drainage of surface water from the entire development (Phase 1 and 2) has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: *- Where surface water is connected to the public sewer, an up to date agreement in principle from United Utilities is required that there is adequate spare capacity in the existing*	This condition relates to the whole site as opposed to separate phases. It was discharged as part of application ref. CDN/24/0175 in March 2024. As the current application seeks to amend the layout of the Housing Phase, a revised Drainage Strategy will be required to account for the	Engineering Layout

system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. *(b) The phases of the development shall then be constructed in accordance with the approved details, within an agreed timescale.*	revisions. The submitted Engineering Layout shows the proposed drainage strategy for the Housing Phase	
7a Notwithstanding the Phase II and III ground conditions reports and risk assessment received by the City Council, as Local Planning Authority on the 12 July 2021, a phase of the development shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority: *- Grass/small plants still need 450mm of soil for root growth so 200mm not enough for communal gardens* *- gas protection measures, including validation of fitting.*	The submitted plans show the proposed gas protection measures for the houses. The information in relation to soil for root growth relates to the communal gardens, which form part of the completed Apartment Phase. This is therefore not applicable to the Housing Phase.	Radon Detail for External Wall (Jetfloor) Radon Detail Showing No Vent (Jetfloor) Radon Detail for Party Wall with Stepped Jetfloor
8 Prior to the commencement of development a phase of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. *For the avoidance of doubt the construction management plans shall include:* • *Display of an emergency contact number;* • *Communication strategy with residents;* • *Details of Wheel Washing;* • *Dust suppression measures;* • *Compound locations where relevant;* • *Location, removal and recycling of waste;* • *Routing strategy and swept path analysis;* • *Parking of construction vehicles and staff; and* • *Sheeting over of construction vehicles.* *Manchester City Council encourages all contractors to be 'considerate contractors'*	A Construction Management Plan for the Housing Phase has been provided.	Construction Management Plan

when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. *A phase of the development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.*		
9) Prior to the commencement of a phase of the development (other than enabling works including site clearance and service diversions), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management. *The approved materials shall then be implemented as part of the phase of development.*	Proposed materials to be used on external elevations of the houses are indicated in the Materials and Hard Surfaces Plan. A sample panel can be provided on site at a later date. The information provided allows materials to be agreed in principle.	Materials and Hard Surfaces Plan
11) Prior to any above ground works a phase of the development, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of a phase of the development and be in place prior to the first occupation of the development. *The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.*	The proposed boundary treatments are detailed in the associated drawings.	Boundary Treatment Plan Boundary Treatment Details

14) a) Notwithstanding drawing 274-03G received by the City Council, as Local Planning Authority, on the 12 July 2021, prior to any above ground works a phase of the development, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority. *(b) The approved scheme shall be implemented prior to the first occupation of each building with a phase of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.*	Hard and soft landscaping details have been provided for the Housing Phase of the development.	Landscape Proposals Materials and Hard Surfaces Plan
17) Prior to any above ground works within a phase of the development, final details of the siting, scale and appearance of waste stores for both the apartment building and dwellinghouses together with a supporting waste management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the phase of the development and thereafter retained and maintained in situ.	The requisite details in relation to waste storage and management for the housing phase have been provided.	Waste Stores Details

Table 4: Conditions Discharge Information Summary