AshtonHale



Planning Statement

Residential Development- Oakley Gardens, 188 Wilmslow Road, Manchester

Greyslow Limited

September 26

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For and on behalf of AshtonHale Limited

Executive Summary

This Planning Statement has been prepared by AshtonHale Limited on behalf of Greyslow Limited in support of a full planning application for the redevelopment of Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester. The application seeks permission for the partial demolition and refurbishment of existing buildings and the erection of new residential development to provide 53 dwellings (Use Class C3), alongside associated landscaping, access and ancillary works.

The application site extends to approximately 0.8 hectares and comprises the early 19th century Oakley Villa and a series of later 20th century office extensions, constructed during its use as the headquarters of the Union of Shop, Distributive and Allied Workers (‘’USDAW’’). Oakley Villa is identified as a non-designated heritage asset and is the last surviving Victorian villa on the western side of Wilmslow Road. The later extensions are of limited architectural merit and detract from the significance and setting of the original building. The site has been vacant since 2020 following USDAW’s relocation and is now in need of regeneration.

The proposals have been carefully designed to secure the long term future of Oakley Villa through a heritage-led approach. The scheme will demolish the unsympathetic later additions, restore and convert the Villa retaining its key architectural features, and deliver a high quality residential development within its grounds. In total, the development will provide 53 new homes, comprising a mix of houses and apartments, contributing to housing delivery in a sustainable and accessible location close to Fallowfield District Centre and major public transport corridors.

The site occupies a highly sustainable location on Wilmslow Road, one of Manchester’s principal transport routes, with excellent access to bus services, cycle infrastructure and local facilities. The redevelopment of this brownfield site for residential use accords with the objectives of national and local policies. The principle of residential development is strongly supported, particularly given the site’s vacant status and its proximity to services, employment opportunities and public transport.

The proposals have been informed by pre-application engagement with Manchester City Council and consultation with local residents. Technical assessments accompanying the application demonstrate that the development is acceptable in respect of highways and

transport, air and noise quality, ground conditions, environmental standards, heritage, arboriculture, noise, and residential amenity.

The proposed development will generate a range of economic, social and environmental benefits. These include direct investment in the local area, increased local spending, provision of a mix of family housing and apartments to meet identified needs, and the sensitive restoration of a building of local historic significance. It is strongly considered that these benefits would outweigh any preserved heritage harm to the non-designated heritage asset in the planning balance.

Overall, the proposals represent a sustainable form of development that accords with the Development Plan when read as a whole.

1. Introduction

1.1 This Planning Statement has been prepared by AshtonHale Limited ("AshtonHale") on behalf of Greyslow Limited ("the Applicant", or ''Greyslow'') in support of a full application submitted to Manchester City Council ("MCC", or ''the Council'') for residential development at Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester ("the Site").

1.2 Greyslow Limited operates under the trading name of Views (Holdings) Limited ('Views'), a property development company focused on investment and creating spaces with a strong sense of community. Established in 2018, Views specialises in revitalising and repurposing properties to breathe new life into them. The company has a solid track record of delivering impactful housing developments throughout Manchester.

1.3 The description of development as stated on the application form is:

> *"Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"*

1.4 This application is accompanied by a comprehensive suite of supporting plans and technical reports which should be read alongside this Planning Statement. A full list of submitted information, the scope of which was agreed with Manchester City Council during pre-application discussions, is provided at **Appendix I** of this Statement.

1.5 The purpose of this Planning Statement is to provide a detailed description of both the application site and development proposals, assessing the proposed development against all relevant policies of the Development Plan and other material considerations.

1.6 The following chapters of this Planning Statement are structured as follows:

- Chapter 2: Site Location and Context – this chapter provides a description of the application site and the local context;
- Chapter 3: The Need for Regeneration and Delivery Ambitions – this chapter provides information on the history of the Site, the Applicant, and their intentions for the Site;

- Chapter 4: Pre-Application Engagement and Statement of Community Involvement – this chapter details the methods of engagement with key stakeholders that have been undertaken in the preparation of this application;

- Chapter 5: The Proposed Development – this chapter provides a description of what planning permission is being sought for;

- Chapter 6: The Development Plan and Other Material Considerations – provides a summary of relevant planning policy, and other material considerations;

- Chapter 7: Assessment of the Principle of Development – this chapter discusses the proposed uses and compliance with relevant planning policy through consideration of the key issues posed by the Development Plan and other material considerations;

- Chapter 8: Affordable Housing Statement – this chapter details the provision of affordable housing within the proposed scheme and provides an assessment against policy requirements;

- Chapter 9: Assessment of Design and Technical Considerations – this chapter sets out a summary of any design and amenity issues alongside technical work undertaken to support the planning application, and compliance with relevant policies;

- Chapter 10: Draft S106 Heads of Terms - this chapter sets out the anticipated Heads of Terms for the Section 106 Agreement to be attached to any permission;

- Chapter 11: The Planning Balance - the chapter brings together all the factors to be put into the planning balance to consider whether, when looked at as a whole, the scheme represents a sustainable form of development; and

- Chapter 12: Conclusion - this chapter provides a summary of each of the above chapters and reaches the firm conclusion that the scheme is appropriate for full planning permission to be granted.

2. Site Location and Context

2.1 This chapter provides a description of the site and its surroundings. For further detail (and to avoid repetition), please also refer to the submitted Design and Access Statement ("DAS") which has been prepared by Nick Moss Architects ("NMA").

Site Description and Environmental Designations

2.2 Figure 2.1 below illustrates the location of the Site and the extent of the planning application boundary (edged red). The Site extends to approximately 0.8 hectares ('ha') in area and comprises the early 19th century Oakley Villa, along with three large office extensions constructed to accommodate the former use of the site as the USDAW Central office. The site further hosts areas of associated landscaping and parking (53 spaces).



Figure 2.1: Site Location Plan

2.3 Access to the site can be gained from both Wilmslow Road and Langley Road.

2.4 The original Oakley Villa fronts Wilmslow Road and is formed of two storeys constructed in c. 1837. The original villa is the last surviving of a number of large 19th century villas that were constructed on the western side of Wilmslow Road. The Villa has defining gable features, with a pitched roof and bay windows.



Figure 2.2: The Current Oakley Villa

2.5 To the southern boundary of the site is a three-storey extension dating to the late 1930s fronting Langley Road, a second c. 1950s extension to the western elevation, and a further two storey extension dating to the late 1970s. The 20th century extensions to site are of little architectural merit and quality and detract from the historical fabric of Oakley Villa.

2.6 Open grounds are located to the centre, north and east of the site which relate to the original residential use of the Villa.

2.7 Oakley Villa remained as a single residential dwelling until 1903, when the estate became a private golf club. In 1920 the estate was purchased by USDAW for use as their headquarters and offices. The site acted as USDAW's head office from the 1920's until 2020, when USDAW moved headquarters from Wilmslow Road to offices at the Voyager Building, 2, Furness Quay, Salford Quays. The piecemeal development and extensions of the site throughout the Villa's history resulted in an unsuitable internal configuration for modern office use for USDAW. As highlighted by USDAW's relocation from the site, modern, bespoke office developments in desirable and well-connected areas have led to a notable decline in the leasing of commercial premises in south Manchester's residential suburbs[1].

[1] Savills (2025) Manchester Office Spotlight- Autumn 2025

2.8 The application site's environmental designations have been summarised below;

- The site does not lie within a conservation area, nor are there any listed buildings located within the site's boundaries. Within a 1km search area there are 23 Grade II listed buildings, and two Grade II* listed buildings.
- Oakley Villa is identified as a non-designated heritage asset.
- The site lies c. 0.1km south of the 'Nico Ditch', a prehistoric earthwork stretching from Ashton-under-Lyne to Stretford. The Nico Ditch is recognised as a Scheduled Monument.
- The application site is located within Flood Zone 1 in accordance with the Government's flood mapping system developed by the EA.
- Three Tree Preservation Orders are present at the site.

Site Surroundings

2.9 The site is contained by Wilmslow Road to the east; residential development to the south; and Platt Fields Park to the west and north. The site lies to the immediate north of Fallowfield, a bustling area of south Manchester, approximately three miles from Manchester City Centre.

2.10 Residential development surrounding the site within Fallowfield largely comprises two storey terraced development, set back from the pavement and associated development associated with the University of Manchester's main accommodation complex, the Fallowfield Campus. The Campus houses approximately 3,000 students and is home to a number of UoM's health, welfare and pastoral care facilities

2.11 The setting of the Fallowfield suburb is largely defined by Platt Fields Park, a large (c. 70 hectare) public park which is home to Platt Hall. The park is formed of different garden types, including community and educational gardens, sports courts, and a BMX track.

Accessibility and Connectivity

2.12 Wilmslow Road abuts the road to the east and forms one of Manchester's main connections into the city centre. Wilmslow Road runs from Parrs Wood towards Rusholme where it becomes Oxford Road and then Oxford Street.

2.13 Directly outside of the site boundaries upon Wilmslow Road is one of the largest and most frequented bus stops in Manchester, comprised of three bays. The bus services

in this area are the primary mode of transport for local residents and university students travelling into the city centre. Buses use this stop 24 hours a day, and a wide range of services (services 41, 42, 42a, 42b, 42c, 43, 142, 143 and 147) means that bus services are frequent.

Service	Route	Mon-Fri / Sat / Sun Daytime Frequency (single direction stated)
Wilmslow Road		
41	Middleton - North Manchester General Hospital - Manchester - Northenden - Sale	20 mins / 20 mins / 30 mins
42	Manchester - MRI - Rusholme - Didsbury - Stockport	30 mins / 30 mins / 60 mins
42A	Manchester - Rusholme - Didsbury - Heaton Chapel - Reddish	30 mins / 30 mins / 60 mins
42B	Manchester - Didsbury - Cheadle - Bramhall - Woodford	60 mins / 60 mins / 60 mins
42C	Manchester - Didsbury - Cheadle - Heald Green - Handforth Dean	60 mins / 60 mins / None
43	Manchester - West Didsbury - Wythenshawe - Manchester Airport	10 mins / 10 mins / 15 mins
142	Manchester - Rusholme - Didsbury - East Didsbury	10 mins / 10 mins / 10 mins
143	Manchester - Rusholme - Fallowfield - West Didsbury	10 mins / 10 mins / 10 mins
147	Piccadilly Train Station - MRI - West Didsbury	30 mins / None / None
Wilbraham Road / Moseley Road		
150	Trafford Centre - Stretford - Chorlton - Levenshulme - Gorton	30 mins / 30 mins / 60 mins

Figure 2.3: Bus Services Available from Local Bus Stops (Table taken from submitted Travel Plan).

2.14 The closest train station to the site is Mauldeth Road station, located c. 1.3km south of the site, and provides direct routes to Manchester City Centre, Crewe, Liverpool Lime Street and Manchester Airport. Additionally, directly outside of the site is the Wilmslow Road Cycleway, a 7km segregated cycle route connecting the location to the city centre, Didsbury, Withington and Rusholme.

2.15 The site lies within a sustainable and accessible location, adjacent to existing residential development, near to Fallowfield's urban core which offers a wide range of educational, health, community, recreational and religious facilities.

2.16 Several larger supermarkets, schools and health facilities are within 2km of the site.

Site Planning History

2.17 A review of Manchester City Council's planning public access system has been undertaken to detail previous planning applications submitted at the site.

2.18 Of most relevance to the current proposals for the Site is the 2020 planning application submitted under application ref. 129020/FO/2020 for the following description of development;

> *Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site*

2.19 The application sought to retain and convert Oakley Villa as a communal and social space with the demolition of the existing office extension buildings and erection of two student accommodation buildings comprising 425 bedrooms with associated landscaping and outdoor space.

2.20 The scheme proposed a part 4, part 5 storey L-shaped accommodation block fronting Langley Road, and a 13 storey accommodation block to the north of the Site. The scheme proposed cluster flats ranging in size from five to eight bedrooms per cluster averaging 14sqm. Oakley Villa was to be retained, with the 1930s extension to the building removed and a one-story contemporary extension proposed.

2.21 Vehicle access to the site was proposed to be taken from the eastern access point off Langley Road and, a total of eight car parking spaces was proposed (three disabled spaces and four electric vehicle charging facilities). The use of vehicles within the site was to be actively discouraged, identifying that the accommodation would be 'car-free'.



Figure 2.4: Application Ref. 129020/FO/2020, Proposed Elevation E, 2020



Figure 2.5: Application Ref. 129020/FO/2020, Photomontage sourced from submitted Townscape and Visual Impact Assessment.

2.22 The application was considered at MCC's Planning Committee on 2 September 2021. The Planning Officer referred the Committee to the six reasons for refusal contained in the report submitted, summarised below;

a) *The proposal would not give rise to a positive regeneration impact or address the requirement for housing in the area. The proposals do not contain a mix of uses that would support Fallowfield District Centre, would not closely integrate with existing neighbourhoods and are considered to give rise to unacceptable impacts by reason of the density of development and level of proposed occupation;*

b) *The applicant has not demonstrated a formal agreement is in place with a University, or another provider of higher education for the supply of all or some of the proposed bed spaces, or that there is a need for additional student accommodation within this location;*

c) *The scale and massing of the proposed development in close proximity to lower scale residential buildings and the non-designated heritage asset of Oakley House, would give rise to an overbearing visual impact and provide a significant urbanising effect on the edge of Platt Fields Park;*

d) *Due to the height of the proposal there is the potential for the development to overshadow adjacent trees that form an important habitat and have a high visual amenity within Platt Fields*

Park. In the absence of evidence that the development would not adversely impact on adjacent trees, it is considered that the proposed building, by reason of its scale and height, could have a detrimental impact on existing adjacent trees;

e) The proposed development would introduce up to 425 students into an area already experiencing high levels of student accommodation and occupation. It is considered that this provision would give rise to unacceptable impacts on the residential amenity of nearby residential occupiers by reason of noise, disturbance and general activity; and,

f) The windows within the south facing elevation of the proposed development would result in overlooking over a short distance to the living room windows of existing residential properties on Langley Road to the detriment of the reasonable amenity and privacy of the occupiers.

2.23 Councillors moved the Officer's recommendation to refuse the application.

2.24 The application was later dismissed at appeal in July 2022 (appeal Ref. APP/B4215/W/21/3286831) with main issues of the proposal relating to;

- The sustainability of the location;
- The need for student housing;
- The effect on the significance of the non-designated heritage asset;
- The effect on living conditions of nearby occupiers;
- Whether any proposed harm could be outweighed by the benefits of the proposal.

2.25 The Inspector concluded that the proposed scheme would not be in a sustainable location for PBSA use and would have an unacceptable effect on the character and appearance of the area. The proposal conflicted with the development plan, and there were no material considerations to outweigh the conflict.

2.26 Whilst the previous application was ultimately refused, there were still key points that remain pertinent from the Inspectors Report to any future redevelopment of the site. These include the following, with the relevant parts of the Inspectors Report provided in brackets):

- The site is not a location for high density development as it sits outside the Fallowfield District Centre (Inspectors Report PDF para. 13);
- Oakley House is recognised as a Non-Designated Heritage Asset (NDHA) (para. 32), although its extensions are clear detractors (para. 34) and their

removal to reinstate Oakley House as a standalone building is a benefit (para. 36);

- The previously proposed 4-storey new building on Langley Road was deemed not to look out of place (para. 46) and not be overbearing on its neighbours (para. 66).

2.27 The Statement of Common Ground (SoCG) agreed between the Council and the previous applicant as part of the appeal also sets the following:

- The principle of redeveloping the Site for non-employment purposes would be in accordance with Development Plan policy.
- The Site is in a highly accessible location.

Summary

2.28 The existing Site features, constraints and opportunities have been fully considered at an early stage of the project. The proposed development site is located within an area of south Manchester which holds key connections to a range of amenities. The Site's proximity to pedestrian and public transport facilities, along with the Site's positioning to existing built development creates a favourable location for the proposed development.

3. Site Regeneration and Delivery Ambitions

History of the Site

3.1 Oakley Villa is recognised as a non-designated heritage asset and stands as the sole surviving Victorian villa on the western side of Wilmslow Road in this area. Constructed around 1837 by an unknown architect, it originally formed a substantial detached residence in the Gothic Revival style, set within extensive landscaped grounds.

3.2 Internally, the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the main staircase.



Figure 3.1: Oakley Villa, c. 1900

3.3 The site continued to function as a single residential dwelling until 1903, when the estate was converted into a private residential and golf club. It was later acquired in 1920 by the Union of Shop, Distributive and Allied Workers (‘’USDAW’’) for use as their headquarters and offices.

3.4 Additions and alterations to the Site have include the construction of a large extension along the southern boundary in 1937, a further extension adjacent to the 1937 block in the c1950s, and a third extension to the west of the Site in the late-1970s/early-1980s. These extensions accommodated USDAW’s growing need for space at the headquarters site.

3.5 USDAW operated from the site until 2020, where the internal configurations of the site hampered the capacity of the organisation to work in a sustainable manner, resulting in USDAW relocating from the site to a modern office accommodation within Salford Quays. USDAW not only outgrew the dated, inefficient and costly office space but it was also no longer considered a suitable location for their operations.

3.6 The site now remains unoccupied following the relocation of USDAW and awaits a new use.

The Applicant and Delivery Ambitions

3.7 Greyslow have acquired the site in order to restore the Villa to its former glory and provide new family housing in its grounds. Although not listed, the original Villa still retains prominent frontages and valued historic features that the Applicant wishes to celebrate and retain. To do this, propose to demolish the later, twentieth century additions that have been annexed to the Villa, and provide high quality residential dwellings within the Villa's setting.

3.8 Fallowfield, a key residential hub in South Manchester, has long been associated with aging accommodation stock and infrastructure that no longer meets modern living standards. Much of the existing housing dates back to the mid-20th century and has become increasingly outdated in terms of design, energy efficiency, and accessibility.

3.9 Manchester has experienced significant growth, driven by its vibrant economy and student population. The supply of high-quality housing however, has not kept pace with demand. This imbalance has pushed students into the private rental market, creating pressure on local housing and contributing to affordability challenges for families and professionals in the area[2].

3.10 It is therefore the Applicant's ambition to modernise the housing stock within Fallowfield through high-quality, sustainable, energy efficient new homes. The proposals would additionally increase residential capacity and support sustainable regeneration. Proposed regeneration within the area aligns with Manchester's strategic goals for inclusive growth and sustainability.

[2] Manchester Metropolitan University. *Fostering Sustainable Communities in Fallowfield: A Collective Inquiry Briefing* (October 2025)

4. Pre-Application Engagement and Statement of Community Involvement

4.1 This chapter sets out the pre-application consultation undertaken with the relevant stakeholders prior to the submission of this application. It should be read alongside the Design and Access Statement prepared by Nick Moss Architect which details the design evolution.

Policy Context

4.2 The following documents provide an overview of the local and national planning policy that promotes community involvement in the preparation of planning applications:

- Statement of Community Involvement, Manchester City Council (adopted in August 2025);
- The National Planning Policy Framework ('NPPF') (August 2026); and
- The Localism Act (November 2011).

Statement of Community Involvement (2025)

4.3 Manchester City Council adopted an updated Statement of Community Involvement ('SCI') in August 2025. The statement sets out how the Council will consult and involve people in the preparation of local plans and in the planning application process. The document sets out the Council's approach to community involvement in planning applications.

4.4 At the pre-application stage the Council advise that development proposals will benefit from engagement with the local community early in the process and encourages applicants to undertake community involvement exercises using a variety of techniques. Specifically, the Council state that developers will be encouraged to carry out pre-application consultation with interested parties and community bodies to enable issues to be addressed early within the planning process.

National Planning Policy Framework (2026)

4.5 The NPPF contains the Government's most up-to-date planning guidance and sets out the Government's planning policies for England. NPPF Policy DM1 states that

"proposals for major development should: (a) Be informed by early engagement with neighbours and the local community".

The Localism Act (2011)

4.6 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods to give local communities more control over planning decisions.

4.7 Chapter 4, Paragraph 122 of the Localism Act introduces a requirement for developers to consult local communities on a wide range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. The intention is that this will facilitate meaningful consultation and feedback whilst the proposals are in draft.

Consultation Undertaken

Consultation with Manchester City Council

4.8 A pre-application consultation meeting was held with Manchester City Council on 29 September 2025 to discuss VIEWS' proposals for the site. The meeting focused on the following key items:

- Removal of the extensions attached to Oakley Villa;
- The erection of townhouse development;
- Tree impacts;
- On-site parking and servicing;
- The re-use of the NDHA as apartments.

4.9 Officers' responses supported the retention of Oakley Villa, and noted that this should form the centrepiece of the development. The Council noted that it is important that original features are retained especially the staircase and, panelling and any original features to create a high-quality heritage led conversion.

4.10 A further pre-application meeting was held with officers on 23 January 2026, where updated proposals were tabled.

- Feedback from public consultation;

- Site context and options appraisal;
- Design update;
- Car parking and landscape;
- Heritage impact; and
- Future site management.

4.11 The Applicant's design team have incorporated comments made by the Council into the final design and planning submission material.

Consultation with Key Stakeholders and Local Community

4.12 Consultation with local residents was a key part of the Applicant's development process and was fundamental in developing the plans to build a residential development at 188 Wilmslow Road. A consultation exercise was undertaken ahead of the application submission, as set out below:

Leaflet Drop

4.13 On 3rd December 2025 the Applicant issued leaflets through the doors of local residents to inform them of upcoming consultation events.

Public Consultation Event

4.14 An in-person public consultation event was held on Site on Tuesday 9th December 2025 to present the Applicant's proposals and understand local residents' views.

4.15 The in-person public consultation event for Oakley Gardens was attended by 18 people, with 13 feedback forms submitted, primarily from local residents. There was strong overall support for the principle of family housing on the site (11 in favour, 1 against), and most respondents supported the proposed layout, with only limited reservations.

4.16 There was a strong support for retaining and restoring the original Oakley Villa. Respondents valued its architectural and heritage significance and welcomed the proposal to convert it sympathetically while preserving original features. The lower-rise nature of the scheme and the absence of high-rise blocks were also seen as major positives, contributing to a development more in keeping with the character of the area.

4.17 Many attendees welcomed the focus on family homes, viewing this as an opportunity to help rebalance the local population in an area perceived to be dominated by student housing and HMOs. Additional comments focused on ensuring the site is not overdeveloped, maintaining adequate parking provision, protecting key views of the villa from Wilmslow Road, and retaining as much green space as possible.

Online Consultation

4.18 Furthermore, a dedicated website was launched in December 2025. The website contained information about the plans for the site and invited feedback through an online version of the questionnaire.

4.19 The online consultation generated 18 responses, and feedback on the consultation material was largely positive, with most respondents finding the information useful or very useful. There was very strong support for the principle of family housing on the site (17 in favour, 1 against), and most respondents were supportive or partially supportive of the proposed layout.

4.20 A central theme throughout the online feedback was strong backing for the restoration and retention of Oakley Villa. Respondents viewed the building as an important heritage asset and welcomed the commitment to its sensitive conversion.

4.21 Numerous respondents called for legal mechanisms to ensure the homes remain owner-occupied and family focused.

4.22 Further information detailing the consultation undertaken can be found within Appendix V of this Planning Statement.

Summary

4.23 The Applicant has carried out an appropriate programme of pre-application consultations in keeping with a development of this scale and nature. The views expressed through these consultations have been reviewed and considered and have helped shape the final development proposals. The consultation has been undertaken in accordance with Manchester City Council’s Statement of Community Involvement, as well as being in line with the principles of the Localism Act and the NPPF.

5. The Proposed Development

Description of Development

5.1 Detailed planning consent is sought for the following development:

> *"Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"*

5.2 In accordance with the 'Town and Country Planning (Development Management Procedure) (England) (Amendments) Order 2013 – Guidance Note for Design and Access Statement', the following subsections detail the proposed site layout, scale and appearance, and the proposed landscaping for the proposals. The application proposals and design approach are fully described in the Design and Access statement produced by the scheme Architects enclosed within this submission which should be read in conjunction with this Planning Statement.

Demolition

5.3 The proposal looks to demolish all later additions to the site, and focus attention to reinstate the Villa as a separate massing at the heart of the scheme. The later extensions annexed to Oakley Villa currently provide little architectural merit and detract from the setting of the non-designated heritage asset that is pivotal to the site.



Figure 5.1: Extent of Demolition

Use and Amount

5.4 The application proposes redevelopment of the Site to deliver new residential dwellings and the conversion of the former office use of Oakley Villa to deliver the following;

- 21 no. three bedroom townhouses;
- 21 no. four bedroom townhouses;
- 7 no. one bedroom apartments; and,
- 4 no. two bedroom apartments.

5.5 All proposed areas, including the apartments, will be compliant with Nationally Described Space Standards and the Manchester Residential Quality Guidance. The mix of apartments has been determined by the arrangement of the existing building and existing window positions and viability.

Refurbishment of Oakley Villa

5.6 The overarching aim of the scheme is to restore the existing villa to its original prominence and position it as the centrepiece of the development. To achieve this, the first phase involves removing the twentieth-century additions that have gradually been appended to the villa and have diminished its architectural integrity. Their removal will re-establish the villa as a distinct, standalone structure and allow its original character to be fully appreciated.

5.7 The intention is to preserve, refurbish, and celebrate the villa's original internal features. The refurbishment of the Villa will seek to retain all the internal elements of architectural value, including;

- The existing grand stair /carved balustrades
- Decorative ceiling details,
- Ornate internal stained-glass windows
- Historic skirtings/covings
- Timber panelling
- Fireplaces.

5.8 The circulation and apartments' layout have been carefully considered to minimise the removal of the existing building fabric and maintain the original building concept.

5.9 A new secondary access, positioned where the original servant entrance was located, will allow for a physical break between the existing Villa and new build corner. The additional circulation will reduce demolition of the existing fabric and allow for the efficient conversion of the Villa.



Figure 5.6: CGI of the Refurbished Oakley Villa

Layout

5.10 The proposed development has been carefully arranged to reinforce the historic villa as the focal point of the site while introducing new residential buildings. The layout responds to the surrounding urban grain, particularly along Langley Road, where new homes are positioned to establish a strong and continuous street frontage that reflects the rhythm of the existing terraces opposite. By concentrating new built form around the edges of the site, the scheme allows the restored villa to sit prominently, reinstating its historic presence within the site.

5.11 The arrangement of buildings also responds to the Site's relationship with surrounding streets and open spaces. The development is structured to maintain clear visual connections to the villa.



Figure 5.2: Proposed Site Layout

Scale and Massing

5.12 The scale of the proposed development has been carefully considered in relation to both the existing villa and the surrounding residential context. New homes along Langley Road adopt a scale comparable to the two-storey terraced houses opposite, ensuring the development sits comfortably within the established streetscape.

5.13 Massing across the site has also been informed by the existing topography. Buildings step down gradually toward the western edge of the site, allowing level thresholds at entrances while reducing the perceived scale of the development when viewed from surrounding areas. This ensures that the new development remains subservient to the villa while maintaining an appropriate density for the site.



Figure 5.3: Proposed Elevation



Figure 5.4: Aerial Showing Proposed Massing in Context

Appearance

5.14 The architectural approach for the new buildings draws inspiration from the character and proportions of the surrounding terraces and the historic villa. Along Langley Road, the design reflects the module and width of the existing terraced houses, reinforcing the established rhythm of the street. Vertical window proportions and clearly defined entrance doors further echo the architectural language of the neighbouring properties, creating a cohesive streetscape.

5.15 A traditional palette of materials is proposed, interpreted through contemporary detailing to provide a clear distinction between new and historic fabric. The design therefore ensures the development complements the historic setting while retaining its own contemporary identity. The refurbishment of the villa will also include the replacement of later windows with more appropriate designs.



Figure 5.5: CGI from Langley Road

Landscaping

5.16 New planting and soft landscaping will be introduced throughout the development to create an attractive residential environment and strengthen connections with the adjacent green spaces, including Platt Fields Park.

Site Access and Accessibility

5.17 The development has been designed to provide safe, convenient, and inclusive access for all users, in accordance with current building regulations and best practice guidance. Key access features include:

5.18 **Vehicular Access**: The site is served by two vehicular entrances from Langley Road, providing safe and direct access to the new homes. Driveways and private parking spaces are integrated within the site to minimise on-street parking and facilitate efficient vehicle movement.

5.19 **Pedestrian Access**: Pedestrian routes are clearly defined and separated from vehicular movements. A new gated pedestrian entrance from Wilmslow Road provides a secure and direct route into the site, as well as convenient access northwards towards Manchester city centre. Footpaths are designed to meet accessibility standards, including blister paving, and connect to surrounding streets and public transport.

5.20 **Inclusive Access**: All dwellings are designed to be adaptable and accessible, with level thresholds (except the apartments within the existing Villa), wider doorways, and sufficient circulation space to accommodate mobility needs. External paths and communal areas are level or gently graded, ensuring safe access for all users, including those with mobility impairments.

5.21 **Cycling and Sustainable Transport**: Dedicated cycle parking is provided for each dwelling. The site's proximity to public transport and local amenities encourages sustainable and active travel.

5.22 **Street and Site Layout:** The internal street layout is designed with clear sightlines, safe turning areas, and a hierarchy of routes that prioritises pedestrians and cyclists while maintaining safe vehicular access.

6. The Development Plan and Other Material Considerations

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 This chapter outlines and assesses the proposals against the Development Plan and all other material considerations which the decision taker should have regard to.

The Development Plan

6.3 The Site is within the administrative boundary of Manchester City Council. The Development Plan for the Site currently comprises the following documents:

- Places for Everyone (adopted March 2024);
- Manchester's Core Strategy 2012-2027 (adopted July 2012);
- The 'Saved' Policies of the Manchester Unitary Development Plan (adopted July 1995);
- Greater Manchester Joint Waste DPD (adopted April 2012); and
- Greater Manchester Joint Minerals DPD (adopted April 2013).

Places for Everyone

6.4 The Places for Everyone ('PfE') plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The Plan was formally adopted by Manchester City Council on 20th March 2024. An overview of the policies which are of relevance to the application are set out at Appendix II.

Manchester Core Strategy

6.5 The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. An overview of the policies which are of relevance to the application are set out at Appendix II, however the Site is covered by the following policies on the Policies Map:

- **South Manchester** (Core Strategy Policies EC9 and H6)
- **Manchester City Boundary**

Unitary Development Plan

6.6 The Unitary Development Plan for the City of Manchester (''UDP'') was adopted by the Council on 21st July 1995 as the statutory document which set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. The Manchester Core Strategy however has replaced a significant number of elements of the UDP document. An overview of the policies which are of relevance to the application are set out at Appendix II.

Other Material Considerations

6.7 There is a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:

- National Planning Policy Framework (August 2026);
- Planning Practice Guidance (March 2014 and as updated).
- Supplementary Planning Documents and Guidance (various);
- Council Strategy, Evidence and Monitoring Documents (various);
- The Draft Manchester Local Plan

6.8 These are addressed in-turn below.

National Planning Policy Framework

6.9 The most recent National Planning Policy Framework ('NPPF') was published in August 2026 and contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. Policies within the NPPF that are considered pertinent to the determination of this application are included at Appendix II.

Planning Practice Guidance

6.10 On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is updated at regular intervals and is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Supplementary Planning Documents and Guidance

6.11 There are a number of Supplementary Planning Documents and other documents which are approved and/or published by the Council and therefore are material considerations in the determination of this planning application. Those relevant include:

- Guide to Development in Manchester SPD (adopted 2007)
- Providing for Housing Choice SPD (adopted 2008)
- The Manchester Strategy
- Green and Blue Infrastructure Strategy.

Guide to Development in Manchester SPD and Guidance

6.12 Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, such as high-quality developments that are safe, secure and accessible to all. The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently.

Providing for Housing Choice

6.13 This SPD sets out guidance regarding the mix of new housing provisions within Manchester. The document notes that the borough requires a diverse range of housing provision, which varies according to needs at a neighbourhood level. New development, with a high proportion of good quality, private housing, especially for owner occupation, and which meets the needs of the whole community continues to be a priority.

The Manchester Strategy

6.14 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives. The proposed development of the Site will clearly align with the overarching programmes being promoted by the Manchester Strategy and has been designed alongside the principles contained within this strategy.

Green and Blue Infrastructure

6.15 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

Council Strategy, Evidence and Monitoring Documents

6.16 There are a number of strategy, evidence and monitoring documents which are approved and/or published by the Council and therefore are material considerations in the determination of this planning application. Those relevant include:

- Manchester City Council's latest Employment Land Review (April 2025)
- Strategic Housing Land Availability Assessment (SHLAA)

Draft Manchester Local Plan

6.17 Manchester City Council has opened the final consultation on its new Local Plan, moving the document to the Regulation 19 publication stage before submission for independent examination. Consultation runs from 17 August to 28 September 2026, with the plan intended to guide development across the city through 2039.

6.18 The Regulation 19 Plan includes some key draft policies which relate to the application site, these include;

- **Draft Policy SGL 1 (Strategic Growth Locations)-** Provision will be made for 61,000 new homes across the identified Strategic Growth Locations.

Subject to site and location details, the Core Growth Area will generally be a location where higher density development is appropriate.

- **Draft Policy C6 (South Manchester District Centres– Baguley, Chorlton, Didsbury, Fallowfield, Northenden, Withington and Wythenshawe)-** Residential development will be considered suitable where this does not reduce active street frontages or the overall vitality and viability of a centre and where it encourages footfall and expenditure.

Summary

6.19 This chapter has identified national and local planning policy considerations to be taken into account when determining this application. The following chapter assesses the proposals against the policies set out above.

7. Assessment of the Proposals

7.1 This chapter appraises the proposed development against the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Principle of Development

7.2 The application site comprises unallocated land within Manchester's 'City Boundary' allocation, within South Manchester, where proposals for new residential development are generally supported. Local planning policy places considerable emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs (Core Strategy Policy SP1).

7.3 The site is located within Fallowfield, c. 0.09km from the designated district centre. Within district centres, the Core Strategy sets out that development will provide a good range of services including retail, health facilities, public services and housing. Housing within district centres will be considered appropriate, providing it supports the 'vitality and viability of the centre'. Despite the site falling outside of the district centre boundary, albeit in extremely close proximity, the proposals seek to support the Fallowfield district by introducing new local spend, contributions to Council tax and investment into the area.

7.4 Being in close proximity to the district centre also promotes the site's sustainability through its proximity to key local services and facilities, and indeed within the Statement of Common Ground for the previous application on the site the Council agreed that the site is in a highly accessible location.

7.5 The proposals offer a diverse range of high quality houses and apartments. This type of development within this location is supported through the Local Plan and NPPF. The NPPF (2026) strongly advocates for the effective use of land, specifically in meeting the need for homes, and planning policies and decisions are encouraged to promote and support the development of underutilised land and buildings (Policy L2 1b).

7.6 The application site is currently vacant but last occupied by the former USDAW three storey office accommodation and Oakley Villa. The site has laid vacant for a period of five years. The reuse and redevelopment of the site to bring forward residential development is supported by the Core Strategy, importantly Policy H1 which sets out that 'new developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works'.

7.7 Overall, the proposal will make an important contribution to housing delivery within Fallowfield, and optimise the potential of previously developed land, whilst providing social, economic and environmental benefits to the local community.

Loss of Employment Land

7.8 The proposed development seeks to partially demolish the existing office-related built structures at the site, whilst retaining Oakley Villa, to bring forward residential development at the site. This application therefore seeks the loss of existing employment land within Manchester.

7.9 In accordance with Core Strategy Policy EC2, the Council will look to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- *The existing use is un-viable in terms of business operations, building age and format;*
- *The existing use is incompatible with adjacent uses;*
- *The existing use is unsuitable for employment having had regard to the Manchester Salford - Trafford SFRA; or*
- *On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.*

7.10 The Site has been historically occupied by USDAW and utilised as the headquarters of the organisation's operations since the 1920s. 188 Wilmslow Road has accommodated iterations of USDAWs growth over the past century, as reflected in the site's expansion through multi-level extensions annexed to Oakley Villa over the years. Despite the organisation's growth however, USDAW decided in 2021 to vacate the premises in order to operate out of a higher-grade quality office space in Salford Quays. The Oakley Villa site was no longer able to meet modern day requirements,

and requires significant upgrades to its infrastructure and fabric in order to accommodate this, resulting in the age of the building making the site un-viable in terms of business operations.

7.11 Trends over the past few years have seen workers adopt a hybrid model of working, reducing the need for office accommodation. As set out in Manchester City Council's latest Employment Land Review (April 2025), the office market throughout the UK was significantly impacted by the pandemic and imposed workplace restrictions. This led to many businesses reorienting how they operate, with continued home based and hybrid working arrangements post-pandemic. Such changes in workplace practices have impacted upon demand for office space, with businesses reassessing their size needs with for a hybrid workforce..

7.12 The proposed development overall, is able to offer greater benefits to the Council's housing objectives than the existing circumstance. As we've noted, the site has remained vacant over the past few years with no suitable occupiers coming forward. This proposal represents a viable and sustainable use of the site which will serve the community well and make an effective use out of brownfield land. It is noted that, in the Statement of Common Ground for the previous application on the site, the Council agreed that the principle of redeveloping the Site for non-employment purposes would be in accordance with Development Plan policy.

Design

7.13 The layout, appearance, scale and massing of the proposed development has been inspired by the surrounding context. The scheme has been designed to ensure consistency with the character of Fallowfield and represents a high-quality new housing development in the area.

7.14 In reaching the current scheme subject to this planning application, the Applicant and its design team have considered a number of different options for the redevelopment of this important site to realise its potential ranging from retention of the existing building on site and conversion to residential under Permitted Development Rights, to the demolition of modern extensions to Oakley Villa, its sensitive conversion to residential, and the provision of new townhouses to the west and east of the villa.

7.15 The main aim has always been to find appropriate and viable uses for the existing building, Oakley Villa, before considering any demolition or redevelopment. As clearly demonstrated in the Development Options Appraisal submitted with the planning application, the current proposals represent a viable and deliverable scheme on the site.

7.16 All new residential dwellings, including the apartments, will be compliant with Nationally Described Space Standards and the Manchester Residential Quality Guidance. The mix of apartments has been determined by the arrangement of the existing building and existing window positions and viability, prioritising family homes in line with policy aspirations.

7.17 The proposed dwellings will be principally constructed using brick, the palette taking cues from the surrounding area. Materials have been carefully considered to complement the existing buildings within the local vicinity. The Applicant has sought to retain as much of the historical fabric of Oakley Villa as possible in order to regenerate the site whilst paying homage to the site's rich history.

7.18 Internally, the refurbishment of Oakley strives to retain and celebrate as many historic features as possible, including the principal staircase and its stained glass windows, fireplaces, timber panelling, decorative ceiling papers/plasterwork, and historic skirtings/cornice.

7.19 The circulation and apartment layouts have been designed to minimise the removal of the existing building fabric, but will include the removal of some original walls and features as part of that adaption. To the south-west corner of the building, a portion of the original (but altered) servant's quarters part of the villa will be demolished, and the rear, western garden front of the villa truncated to allow a new secondary access to be located between the villa and the new-build extension to the south.

7.20 The new build extension of the villa to the south will adopt a different architectural treatment to ensure the definition of the junction between existing and new. The extension will form a group of three apartments which will hold the corner of the villa as it turns into Langley Road, with lower ridge and eaves levels to ensure the new building is subservient to the Villa, echoing the original servant's quarters block of the villa which was demolished in the 1930s. A traditional palette of materials is proposed

for the new build, detailed in a contemporary way, using recessed soldier courses providing a textured façade.

7.21 The design of the proposals therefore comply with the relevant design policies (SP1, DM1, EN1); the Guide to Development in Manchester SPD; the Manchester Residential Quality Guidance; and the National Design Guide.

Residential Amenity and Quality

7.22 In accordance with CS Policy DM1, the proposed development must also have regard to effects on amenity of new residents and those surrounding the site, including privacy, light, noise, vibration, odours, litter, vermin, birds, road safety and traffic generation.

7.23 The site is located within an established residential area, with residential uses lying adjacent to the site. Several technical reports on noise, air quality, odour and daylight/ sunlight have been prepared to ensure the proposed residential use is not compromises.

7.24 The noise assessment concludes that noise should not be considered a determining factor in relation to any planning permission being sought. The air quality assessment concludes that air quality factors are not considered a constraint to planning consent for the proposals. The daylight and sunlight assessment concludes that the development would not result in any significant adverse daylight or sunlight amenity impacts to adjacent habitable rooms.

Heritage

7.25 The application's supporting Heritage Statement highlights that the Site yields a medium architectural and artistic interest through its surviving high quality internal decorative schemes, primarily to the ground floor level. The exterior of the building is considered to be of low architectural interest.

7.26 The Site yields medium historic interest through its relatively early date of construction and Gothic revival design. Medium historic interest is also yielded by the number of prominent previous owners and tenants throughout the 19th century, and the Site's long links with USDAW as its headquarters

7.27 The villa is considered to be of low heritage significance and a non-designated heritage asset. Given the site is not statutorily listed or within a designated conservation area, the degree of harm must be weighed against HE7(2) of the NPPF (2026), "*where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset"*.

7.28 The proposals will see the celebration of historic features and rooms internally, but the adaptation of the villa into a number of apartments will require instances of demolition (internal walls, former servant's accommodation wing), and the removal of some original decorative features and schemes within the ground floor level of Oakley, along with the subdivision of principal reception rooms to accommodate the proposed apartment planform.

7.29 Externally, the significance of the building will be enhanced with the replacement of the current, incongruous UPVC windows with more appropriately designed examples, along with high quality relandscaping which will return a prominence back to the former villa.

7.30 The proposals will result in the retention of the NDHA through its conversion to apartments, and will return a residential use back to this former residential villa for the first time in over 100 years, resulting in an overall minor positive effect on the significance of the building, which is where the significance of a heritage asset would be enhanced, or better revealed, as outlined in NPPF Policy HE5(2).

7.31 The overall effect of the Proposed Development on the significance of the NDHA (Oakley) and its setting is considered to result in moderate level of "harm" to the significance of the heritage asset, as outlined in NPPF Policy HE5. 2, and which should weighed against the benefits of the proposal as outlined in Policy HE7.2.

7.32 Due to the low, domestic scale and height of the proposed new residential development surrounding the Site, it is considered that there will be no effect on the settings of any identified, surrounding listed buildings.

Green and Blue Infrastructure

7.33 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are an integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

7.34 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.

7.35 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within City Centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

7.36 The proposal will contribute to the area's existing green infrastructure by maintaining and enhancing landscaped areas within the site, helping to reinforce the established green character of the neighbourhood. The development aims to incorporate planting, soft landscaping, and boundary vegetation that complement the nearby open spaces, including Platt Fields Park. These measures will support local biodiversity, improve visual amenity, and strengthen the connection between the development and the wider green infrastructure network.

Summary

7.37 In summary, it has been clearly demonstrated that the principle of development is fully established when considered against the Development Plan. The following chapters considers the proposed development against the other technical policies in the Development Plan.

8. Affordable Housing Statement

Policy Context

8.1 The NPPG sets out that Local Planning Authorities should seek to ensure that policies surrounding developer contributions do not impact on a scheme's deliverability. The NPPG states:

> *"Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan."*

8.2 Core Strategy Policy H8 requires that on all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the city-wide target for 20% of new housing provision to be affordable. The policy states that there may be exemptions where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing; or where material considerations indicate that intermediate or social rented housing would be inappropriate.

8.3 This application proposes the change of use of an existing building. Policy HO8 Part 4 of the NPPF (2026) states:

> ***Where development proposals include the reuse or redevelopment of vacant buildings, any affordable housing contributions which are due should be reduced by a proportionate amount, equivalent to the gross floorspace of the existing building or buildings.*** *This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt (to which the requirements in policy GB8 apply). [Emphasis added].*

Proposed Provision

8.4 A detailed Viability Assessment has been submitted in support of the development which considers the financial viability of the proposals; taking into account development costs and challenges associated with the site, and the anticipated value of the proposed development on completion. The Applicant is committed to the delivery of this residential scheme that will have significant regenerative impacts to the

site and to its wider area, as well as the sensitive refurbishment of the Non-Designated Heritage Asset and improvements to its setting. These factors will need to be considered as part of the viability assessment and the ability for the proposals to contribute to other public benefits, which would include affordable housing. The Viability Assessment, prepared by Roger Hannah, was completed in accordance with the relevant guidance, and concludes that the proposed scheme cannot sustain any planning contributions in the form of affordable housing.

8.5 Notwithstanding the above, the proposed scheme seeks to finally realise the development of this important, vacant site, and the provision of a variety of unit sizes, family homes, and price points, will assist in diversifying the housing market and would deliver regeneration benefits by developing an under used site.

9. Technical Considerations

9.1 This chapter of the Statement summarises the findings of the individual technical assessments which accompany the detailed planning submission and demonstrates that the proposal fully accords with both national and local planning policy criteria.

Highways and Transport

9.2 A Transport Statement ('TS') and an Interim Travel Plan ('TP') have been prepared by Focus Transport Planning to advise on the transport and highways baseline and impacts of the proposed redevelopment.

9.3 The site is highly accessible by sustainable modes of transport, and the surrounding area exhibits very good levels of pedestrian and cycling infrastructure. There are several public transport opportunities within walking distance of the site.

9.4 The TS details that the Site's location is considered to offer good opportunities for new residential development that would meet the key sustainable development objectives outlined within national planning policy guidance. The application site is considered to benefit from a number of locational characteristics which would assist in encouraging trips to / from the development to be made by a range of sustainable, alternative travel options to the private car. The Site is located adjacent to excellent public transport connections to and from the City Centre and is also within an easy walking distance of a range of everyday local facilities such as shopping and leisure opportunities.

9.5 When compared to the extant use of the site at the USDAW Head Office, the proposed residential development scheme would result in an overall reduction in two-way vehicle movements in the peak hours. Redeveloping the site for residential use results in the site becoming a trip origin rather than a destination as was the case under the existing office use. Given this there is a slight increase in outbound vehicle movements in the AM peak (+7) and inbound movements in the PM peak (+10). Nevertheless, the reduction in inbound movements in the AM peak and outbound movements in the PM peak ensures that an overall reduction in at least 1 vehicle every 2-4 minutes could be experience following the proposed redevelopment when compared to the extant office use.

9.6 A total of 43 parking bays are proposed at the site, comprising 1 per house. Dwellings accessed via the main (western) site access would be provided with one space to the front of the properties (33 spaces), with spaces off the eastern access provided in a car park arrangement a short walk from properties (10 spaces). Such level of provision represents 1 space per house and no spaces for the apartments. Such approach is considered to be entirely appropriate due to the combined effects of the following critical locational factors:

- Fallowfield location, within walking distance of a range of everyday local facilities such as shopping and leisure opportunities;
- Location adjacent to excellent public transport connections to and from the City Centre and employment / education opportunities, with access to these destinations also supported by excellent cycle connections.

9.7 An Interim Travel Plan has been prepared by Focus TP to support the planning application. The document sets out key sustainable transport options available within the vicinity of the application site, details of a range of initiatives to be promoted by the operator to encourage an increased use of alternative travel modes to the private car and a suitable target & monitoring strategy to ensure continued commitment to the Travel Plan.

9.8 The transport assessments undertaken and submitted in support of this proposed scheme meets the requirements of local and national planning policy, specifically, Policy CC 5 and Policy T 1 of the MCC Core Strategy and Section 15 of the NPPF.

Air Quality

9.9 An Air Quality Assessment has been prepared by Redmore Environmental to determine baseline conditions, consider site suitability for the proposed end-use and assess potential impacts as a result of the scheme.

9.10 Potential impacts during the operational phase of the proposals were noted to possibly occur due to road traffic exhaust emissions associated with vehicles travelling to and from the development. Additionally, future residents may be exposed to any existing air quality issues at the site. Dispersion modelling was therefore undertaken in order to predict pollutant concentrations at sensitive locations as a result of emissions from

the highway network both with and without the development in place. Results were subsequently verified using local monitoring data.

9.11 Review of the dispersion modelling results indicated that air quality impacts as a result of traffic generated by the development were not predicted to be significant at any sensitive location in the vicinity of the site.

9.12 The results of the assessment also demonstrated that predicted pollution levels were below the relevant criteria across the development. As such, the site is considered suitable for the proposed use from an air quality perspective and mitigation is not required.

9.13 The assessment undertaken and submitted in support of this proposed scheme meets the requirements of local and national planning policy, specifically Policy DM 1, Policy EN 16 of the MCC Core Strategy and Policy P3 (2) of the NPPF.

Ground Investigations

9.14 A Phase 1 Geoenvironmental Site Assessment has been undertaken by E3P. The objective of this investigation is to conduct a comprehensive study by reviewing historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records, and local authority information in line with the Environment Agency's Land Contamination: Risk Management (LCRM) guidelines. The study aims to identify potential environmental risks, liabilities, and development constraints for the site and its surroundings, assess geotechnical aspects such as foundations, pavement construction, and floor slabs, and provide preliminary recommendations. Additionally, it seeks to outline necessary future works for the site's redevelopment.

9.15 The assessment conclusions and the recommendations proposed following the ground investigations meet the requirements of local and national planning policy, specifically Policy EN 18 of the MCC Core Strategy, and Policy P3 (2) of the NPPF.

Environmental Standards

9.16 An Environment Standards Report has been prepared by CIVIC MEP Limited and reviews the sustainability performance of the proposed development, against local and national planning policies.

9.17 The statement details how the development will incorporate sustainable design and resource efficiency in line with the Energy Hierarchy, to meet the policy requirements and council targets whilst reducing its overall environmental impact. To achieve this compliance, the development has been designed with a holistic low energy design concept involving a fabric first approach. The U-values, design air permeability and ventilation targets all aspire to achieve and exceed Part L 2022 standards along with the consideration and application of low zero carbon renewable technologies.

9.18 This statement also examines how the design, specification and characteristics of the proposal will contribute to sustainability and meet the relevant objectives outlined within the relevant policies. The sustainability measures assessed included:

- Flood Risk Zone
- Biodiversity / Ecology
- Internal Water Efficiency
- Waste Management
- Materials
- Pollution Control
- Health and Wellbeing

9.19 In relation to the planning target centred around carbon emission reduction, the proposed development is achieving a 59.1% reduction over the residual carbon emissions.

9.20 The statement submitted in support of the proposed scheme meets the requirements of local and national planning policy, specifically Policy EN 7 and EN 9 of the MCC Core Strategy.

Archaeology

9.21 To support this planning submission, the 2020 archaeological report prepared by RPS Group Plc to support application ref. 129020/FO/2020 has been re-submitted. This report details that a low potential is afforded to the site for the occurrence of archaeological assets pre-dating the Post Medieval period. The study site remained undeveloped until the oldest of the current buildings on the site, Oakley Villa, was

constructed in the late nineteenth century, replacing a building constructed in the early nineteenth century.

9.22 The desk based assessment identified that no non-designated archaeological assets are likely to be present within the study site and if present are likely to be traces of the mid-nineteenth century dwelling demolished prior to the construction of Oakley Villa.

9.23 On the basis of the available information, particularly as, if archaeological assets were present, these would be considered as of purely local importance.

Broadband and Connectivity

9.24 The proposed development has been designed to ensure the provision of high-quality digital infrastructure in accordance with local planning policy, national guidance, and the Council's validation requirements. The Applicant is committed to delivering reliable, high-speed broadband connectivity to all dwellings from first occupation. Early engagement will be undertaken with established network providers serving the Fallowfield area, to confirm the availability of existing infrastructure within the vicinity of the site.

9.25 In the event that a full-fibre connection cannot be secured prior to first occupation, the applicant will implement an appropriate interim to ensure residents have access to functional broadband connectivity from the outset.

9.26 Overall, the proposal will provide robust, resilient, and future-ready digital connectivity infrastructure, supporting home working, education, entertainment, and smart home technologies

Crime and Safety

9.27 A Crime Impact Assessment ("CIS") has been produced by Greater Manchester Police, Design for Security, in order to reduce the opportunities for crime and the fear of crime. The layout of the proposed scheme is considered to be acceptable.

9.28 The CIS has provided an assessment of crime impacts of the proposed development and is therefore considered compliant with Policy DM1 of the Core Strategy and Policy TR4 of the NPPF.

Ecology

9.29 Arbtech were instructed to prepare a Preliminary Ecological Appraisal and Roost Assessment at the site. The report notes that the site does not contain any habitats listed as a habitat of principal importance however, the site does contain mixed woodland and grassland which could be of value to local wildlife populations. The report outlines recommendations that should be incorporated across the site to limit bat roosting impacts including further survey work and a low impact lighting strategy.

9.30 A Ground Level Tree Assessment was prepared by eps to determine whether the trees located at the site were suitable for roosting bats. The GLTA surveys consisted of a detailed inspection of the trees from the ground, at all angles, from both close-up using binoculars and further away, to look for any features that could be used by roosting bats. Where appropriate an endoscope and high-powered torch was used.

9.31 The report summarises that a total of 15 trees would potentially be impacted by the proposals and were subject to a GLTA. Of the 15 trees assessed as part of the GLTA, 7 were considered to have potential roosting features and are recommended for an aerial tree inspection.

9.32 It is acknowledged within the Arbtech report that the proposed development will result in the loss of grassland, scrub and woodland and this would result in a net loss of biodiversity at the site. Additionally, direct impacts to the deciduous woodland on site will occur due to tree removal.

9.33 A Biodiversity Net Gain baseline assessment has additionally been undertaken by Arbtech in order to assess the habitat value of the site. The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey.

Arboriculture

9.34 Cheshire Woodland was instructed to prepare a Aboricultural Statement to support the planning application at the site. The report outlines that the proposals have been the subject of detailed pre-application discussions with the Council’s Tree Officer and the layout has been amended to take account of his comments and suggestions.

9.35 Trees, shrubs and hedges on and adjacent to the site have been surveyed and the arboricultural impacts of the development evaluated in accordance with current good practice.

9.36 Implementing the development will require the removal of several moderate and low quality trees the loss of which will be mitigated by the provision of new trees and landscaping. All of the high quality trees, included those protected by a tree preservation order (TPO), will be retained, with details for protection of the retained trees during demolition and construction included with the report.

Flood Risk

9.37 The LK Group have prepared a Flood Risk Assessment and Outline Drainage Strategy to support the application. The site is considered to be at a negligible to low risk of flooding from all sources and no site specific flood risk mitigation is considered to be required.

9.38 To ensure there is no increase in downstream flood risk as a result of the proposed development it is proposed to restrict surface water runoff to the existing QBAR runoff rate during all events up to and including the 1 in 100 year plus 45% climate change event. It is proposed to provide attenuation for Catchments 1 and 2 in the form of underground geocellular storage crates. Surface water runoff will discharge to the public combined sewer network subject to agreement with UU and the LLFA.

9.39 Based on the above, the site is considered to be safe from flooding and will not result in an increase in off-site flood risk.

Noise

9.40 Acoustic & Engineering Consultants Limited were instructed by the Applicant to undertake a noise assessment at the Site. The report details the baseline noise levels measured at the development Site, presents the assessment criteria and discusses the implications n the building design to achieve acceptable internal noise levels.

9.41 The assessment has demonstrated that for the majority of the site standard double glazing and acoustic trickle ventilators would be required to meet the internal noise level limits. On the noisiest elevations enhanced acoustic glazing and acoustic trickle ventilators would be required. The assessment also shows that external noise levels in gardens would also not exceed the limits presented in BS8233 and PNTG for amenity spaces. Based on this assessment, noise should not be considered a determining factor in relation to any planning permission being sought.

9.42 The assessment shows the site, subject to appropriate mitigation measures, is suitable for residential development in terms of noise and complies with both local and national policies.

Construction Management

9.43 Appendix III outlines a framework for the preparation of CEMP which will be secured by condition.

Summary

9.44 It has been clearly demonstrated that the proposals fully accord with the relevant policies of the Development Plan with regards design and technical matters, and there are no constraints that would prevent the development coming forward.

10. The Planning Balance

10.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the relevant policies of the Development Plan when read as a whole.

10.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan or heritage harm, the potential harm arising (in addition to other harms identified below) is clearly outweighed by the significant economic, social and environmental benefits set out below.

Economic

- The Proposed Development would secure direct investment into the local economy by improving the area's aesthetics and thereby, along with committed development in the local area, catalysing the regeneration of this location creating an attractive environment for future;
- The proposed development represents an efficient and viable use of previously developed land that has remained vacant.
- The development's provision of 42 dwellings and 11 apartments will help meet the needs of local people and those moving to Manchester, thereby contributing to the economy;
- The proposed development will also contribute to the sustainability of the local area in the long term, through the introduction of new homes. The provision of new homes will supplement the local economy through local spending and an increased workforce to take up locally available positions.

Social

- The proposed development will regenerate the brownfield site, providing attractive housing options to ensure that the area is a location of choice;
- The development provides a mix of 1-, 2- 3 and 4-bedroom apartments and homes which will help meet local demand for residential accommodation.
- The re-use of an existing building that is no longer viable in a sympathetic way that retains the character of the application site, and the character of the wider townscape;

- The proposals present a viable and deliverable development in a sustainable accessible location, which will bring new residents into the location to support and contribute to the local community and its services;
- Preservation and enhancement of a non-designated heritage asset, which will reduce the risks to the long-term future of the heritage asset;
- The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for its proposed use.

Environmental

- Ensure efficient use of previous development by maximising the building's residential potential;
- Ensure that the building functions effectively from an operational perspective whilst also reinforcing an exciting and innovative new use;
- Utilising a brownfield site within South Manchester which has remained vacant and in a deteriorating condition;
- A sensitive and carefully designed and planned form of development to conserve the character and appearance of the local area.

Heritage

- Sustaining and enhancing the significance of a non-designated heritage asset and the contribution of its setting;
- Preserve, refurbish, and celebrate Oakley Villa's original internal features, including retention of all the internal elements of architectural value,
- Reducing or removing risks to a non-designated heritage asset.

10.3 In summary, the proposed scheme represents a highly sustainable form of development that will allow the site to come into use. The proposals fully accord with the Development Plan and associated planning guidance.

10.4 Any identified harm is clearly outweighed by the substantial economic, social, environmental and heritage benefits of the scheme set out above. It is therefore considered that the planning benefits weighs in favour of the application proposal, and it is respectfully requested that planning permission is granted without delay in line with Section 38(6) and Policy S3 of the NPPF.

11. Conclusions

11.1 This Planning Statement has been prepared by AshtonHale Limited (“AshtonHale”) on behalf of Greyslow Limited in support of a full application submitted to Manchester City Council (“MCC”) for residential development at 188 Wilmslow Road, Fallowfield, Manchester (“the Site”). It has addressed all relevant planning policy considerations and other material considerations.

11.2 The proposals fully accord with the relevant policies of the Development Plan. This Planning Statement and the technical reports and assessments which accompany the application demonstrate the close compliance with a wide range of relevant policies.

11.3 The proposals have been sensitively designed to transform this brownfield site in need of regeneration to provide a vibrant residential development, which will support Manchester’s diverse and growing population. The proposals represent a comprehensive and high-quality scheme undertaken in line with best practice guidance. The development would deliver very significant positive economic, social and environmental benefits which should be afforded substantial weight in the determination of this planning application. The proposed development represents a high quality, sustainable form of development which will provide a mix of dwelling types and sizes, within a highly accessible location in Fallowfield.

11.4 As the proposal is in conformity with the Development Plan when read as a whole and there are no material considerations to the contrary, s38(6) of the Planning and Compulsory Purchase Act 2004 requires planning permission to be granted.

Appendix I
Submission Schedule

188 Wilmslow Road Submission Schedule

Document	Date/ Reference	Author
Reports		
Application Forms	September 2026	
Covering Letter	September 2026	AshtonHale Ltd.
Planning Statement – Statement of Community Involvement – Affordable Housing Statement – Local Labour Agreement – Blue and Green Infrastructure Statement – Broadband Connectivity Assessment – Framework CEMP	September 2026	
Design and Access Statement - Refuse Collection Strategy - Road Width and Parking Dimensions	September 2026	Nick Moss Architects
Development Options Appraisal	September 2026	AshtonHale Ltd.
BNG Baseline Assessment & Metric		Arbtech
Acoustic Assessment	P5689/R01/PJK	AEC
Air Quality Assessment	9946r2	Redmore Environmental
Archaeological Assessment	26336	RPS Group
Daylight/ Sunlight Assessment	26029	Smith Marston

Document	Date/ Reference	Author
Development Options Appraisal	September 2026	AshtonHale Ltd.
Ecology Assessment and Roost Assessment	November 2025	Arbtech
Ground Level Tree Assessment	February 2026	eps
Geoenvironmental Site Assessment	26029	E3P
Environmental Standards Statement	September 2026	Civic
Flood Risk and Drainage Strategy		LK Group
Heritage Assessment	September 2026	Levrant
Transport Statement & Travel Plans	J000664	Focus
Viability Assessment		Roger Hannah
Drawings		
Existing Block Plan	AL(02)001-P1	Nick Moss Architects
Existing Location Plan	AL(02)002-P1	
Existing Basement Floor Plan	AL(02)009-P1	
Existing Ground Floor Plan	AL(02)010-P1	
Existing First Floor Plan	AL(02)011-P1	
Existing Second Floor Plan	AL(02)012-P1	
Existing Third Floor Plan	AL(02)013-P1	
Existing Roof Plan	AL(02)014-P1	
Existing Elevation 01	AL(02)020-P1	
Existing Elevation 02	AL(02)021-P1	
Existing Elevation 03	AL(02)022-P1	

Document	Date/ Reference	Author
Existing Elevation 04	AL(02)023-P1	
Existing Elevation 05	AL(02)024-P1	
Existing Elevation 06	AL(02)025-P1	
Historical Development	AL(02)050-P1	
Ground Floor Demolition	AL(02)060-P1	
Second Floor Demolition	AL(02)062-P1	
Proposed Location Plan	AL(05)001-P1	
Proposed Basement Floor Plan	AL(05)009-P1	
Proposed Ground Floor Plan	AL(05)010-P1	
Proposed First Floor Plan	AL(05)011-P1	
Proposed Second Floor Plan	AL(05)012-P1	
Proposed Roof Plan	AL(05)013-P1	
Existing and Proposed Levels	AL(05)015-P1	
Proposed Elevation 01	AL(05)020-P1	
Proposed Elevation 02	AL(05)021-P1	
Proposed Elevation 03	AL(05)022-P1	
Proposed Elevation 04	AL(05)023-P1	
Proposed Elevation 05	AL(05)024-P1	
Proposed Elevation 06	AL(05)025-P1	
Proposed Elevation 07	AL(05)026-P1	
Proposed Elevation 08	AL(05)027-P1	

Document	Date/ Reference	Author
Proposed Elevation 09	AL(05)028-P1	
Proposed Elevation 10	AL(05)029-P1	
Proposed Elevation 11	AL(05)030-P1	
Proposed Elevation 12	AL(05)031-P1	
Proposed Elevation 13	AL(05)032-P1	
Proposed Materials 01	AL(05)040-P1	
Proposed Materials 02	AL(05)041-P1	
Villa - Proposed Basement Floor Plan	AL(05)049-P1	
Villa - Proposed Ground Floor Plan	AL(05)050-P1	
Villa - Proposed First Floor Plan	AL(05)051-P1	
Villa - Proposed Second Floor Plan	AL(05)052-P1	
House Type A Proposed Plans	AL(05)200-P1	
House Type A Proposed Elevations	AL(05)201-P1	
House Type A Proposed Section	AL(05)202-P1	
House Type B Proposed Plans	AL(05)210-P1	
House Type B Proposed Elevations	AL(05)211-P1	
House Type B Proposed Section	AL(05)212-P1	
House Type C Proposed Plans	AL(05)220-P1	
House Type C Proposed Elevations	AL(05)221-P1	
House Type C Proposed Section	AL(05)222-P1	
House Type D Proposed Plans	AL(05)230-P1	

Document	Date/ Reference	Author
House Type D Proposed Elevations	AL(05)231-P1	
House Type D Proposed Section	AL(05)232-P1	
Proposed Sections Key	AL(05)300-P1	
Proposed Sections 01	AL(05)310-P1	
Proposed Sections 02	AL(05)311-P1	
Proposed Sections 03	AL(05)312-P1	
Proposed Sections 04	AL(05)313-P1	
Proposed Sections 05	AL(05)314-P1	
Proposed Refuse Collections Strategy	AL(05)800-P1	
Proposed Access	AL(05)801-P1	
Proposed Highways Dimensions	AL(05)810-P1	
Proposed CG1 01	AL(05)900-P1	
Proposed CG1 02	AL(05)901-P1	
Proposed CG1 03	AL(05)902-P1	
Proposed CG1 04	AL(05)903-P1	
Proposed CG1 05	AL(05)904-P1	
Proposed CG1 06	AL(05)905-P1	
Proposed CG1 07	AL(05)906-P1	
Proposed CG1 08	AL(05)907-P1	
Proposed CG1 09	AL(05)908-P1	
Proposed Landscape	AL(05)500-P1	

Document	Date/ Reference	Author
Proposed Tree Retention	AL(05)700-P1	
Hardstanding Overlay	AL(05)701-P1	

Appendix II
Relevant Planning Policies

Relevant Planning Policies

The following chapter of this Planning Statement sets out the planning policies relevant to the proposed scheme at 188 Wilmslow Road, Manchester.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Places for Everyone

The Places for Everyone ('PfE') plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The Plan was formally adopted by Manchester City Council on 20th March 2024.

The Plan seeks to deliver sustainable, inclusive growth through a number of Strategic Objectives, of most relevance to this application are Strategic Objectives 1, 2 and 5:

- **Objective 1: Meet our housing need-** The Plan aims to increase net additional dwellings, increase the number of affordable homes, and provide a diverse mix of housing.
- **Objective 2: Create neighbourhoods of choice-** The Plan will focus the delivery of new homes within 800m of public transport hubs and ensure that there is no increase in the number of homes and premises at a high risk of flooding.
- **Objective 5: Reduce inequalities and improve prosperity**- The Plan seeks to prioritise development in well-connected locations.

Policy JP-Strat9 (Southern Areas): There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-S1(Sustainable Development): states that development should seek to maximise its economic, social, and environmental benefits, with effort in place to minimise any adverse impacts.

Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development): this policy identifies the need for a minimum of 175,185 additional dwellings to be delivered over the Plan period. New homes shall be of good quality design, adaptable and accessible to necessary infrastructure.

Policy JP-H3 (Type, Size and Design of New Housing): Development shall incorporate a range of dwelling types and sizes that reflect local plan policies and local evidence.

Policy 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.

Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity): A net enhancement of biodiversity resources will be sought within new development. Development proposals shall be informed by the findings and recommendations of the appropriate biodiversity/ecological assessments.

Manchester Core Strategy

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

CS Policy H6 (South Manchester) South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes.

CS Policy EC9 (South Manchester) Fallowfield is identified as a district centre, within this location mixed use development providing local needs and services shall be appropriate. Development proposals should have regard to improving connectivity between residential neighbourhoods and employment locations.

CS Policy SP1 (Spatial Principles) provides the key spatial principles that will guide the strategic development of Manchester to 2027. Emphasis is placed on the creation of neighbourhoods of choice, providing high quality and diverse housing to meet local needs.

CS Policy H1 (Overall Housing Provision) states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027, equating to an average of 3,333 units per year. South Manchester is identified to deliver approximately 3,240 dwellings towards the total figure. 90% of residential development will be on previously developed land. Proposals for new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;

- Reflect the spatial distribution and take into account the availability of developable sites;
- Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms. The design and density of a scheme should contribute to the character of the local area;
- Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;
- Prioritise sites which are in close proximity to centres or high frequency public transport routes;
- Take account of any environmental constraints on a site's development (e.g. flood risk through the Manchester-Salford-Trafford Strategic Flood Risk Assessment, or other statutory designations); and,
- Be designed to give privacy to both its residents and neighbours.

CS Policy H8 (Affordable Housing) states that 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% as a starting point for calculating affordable housing provision. The proportion of affordable housing units will reflect the type and size of the development as a whole. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target or where material considerations indicate that intermediate or social rented housing would be inappropriate in accordance with the stated circumstances.

CS Policy EN 1 (Design Principles and Strategic Character Areas) states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

CS Policy PA 1 (Developer Contributions) highlights that, where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for specific factors, such as affordable housing, with priority assessed on a site-by-site basis.

CS Policy DM 1 (Development Management) states that all development should have regard to the stated specific issues, including appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of design, scale and appearance of the proposed development; community safety and crime prevention; and refuse storage and collection.

Policy EN9 (Green Infrastructure) states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises the Council also encourages developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

The following additional Core Strategy policies are relevant to this application:

- **Policy CC5** – Transport
- **Policy T1** – Sustainable Transport
- **Policy T2** – Accessible areas of opportunity and need
- **Policy EN4-** Reducing CO2 Emissions
- **Policy EN6** – Target Framework for CO2 reductions from low or zero carbon energy supplies
- **Policy EN8** – Adaptation to Climate Change
- **Policy EN15** – Biodiversity and Geological Conservation
- **Policy EN16** – Air Quality
- **Policy EN19** – Waste

Saved Unitary Development Plan

The Unitary Development Plan for the City of Manchester (''UDP'') was adopted by the Council on 21st July 1995 as the statutory document which set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. The Manchester Core Strategy however has replaced a significant number of elements of the UDP document.

Policy DC7.1 notes that 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 so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Policy DC7a.1 details that the re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.

Greater Manchester Joint Waste Development Plan

The Joint Waste Development Plan Document identifies how Greater Manchester will deliver the spatial vision for waste development to 2027. The Waste Plan sets out

policies to guide future waste development and identifies sites and areas suitable for the location of waste development across Greater Manchester.

Greater Manchester Joint Minerals Development Plan

The Joint Minerals Development Plan Document identifies how Greater Manchester will deliver the spatial vision for minerals development to 2028. The Minerals Plan sets out policies to guide future minerals development and identifies Areas of Search and Mineral Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028. Areas of Search and Mineral Safeguarding Areas have been identified in Manchester.

The application site lies within the following designation areas in accordance with the Plan:

- **Policy 5 (Primary Extraction of Minerals - Non-Aggregates)** Proposals for the development of non-aggregate minerals will be permitted where the location accords with the Plan's Spatial Strategy.

Other Material Considerations

There is a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:

- National Planning Policy Framework (August 2026);
- Planning Practice Guidance (March 2014 and as updated).
- Supplementary Planning Documents and Guidance (various);
- Council Strategy, Evidence and Monitoring Documents (various);
- The Draft Manchester Local Plan (September 2025); and

These are addressed in-turn below.

National Planning Policy Framework

The most recent National Planning Policy Framework (‘NPPF’) was published in August 2026 and contains the Government’s most up-to-date planning guidance. The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government’s key objectives of facilitating economic growth and securing sustainable development. The following policies are of relevance to this application:

• Policy DM1 (Preparing Development Proposals)

- Policy DM3 (Determining Development Proposals)
- Policy DM5 (Development viability)
- Policy S1 (Positive Plan-Making)
- Policy S3 (Presumption in Favour of Sustainable Development)
- Policy S4 (Principle of Development within Settlements)
- Policy CC1 (Planning for Climate Change)
- Policy CC2 (Mitigation of Climate Change)
- Policy CC3 (Adaptation to Climate Change)
- Policy HO1 (Assessing the Need for Homes)
- Policy HO2 (Setting Requirement Figures for Homes)
- Policy HO3 (Providing Land for Homes)
- Policy HO4 (Land for Strategic Site Development)
- Policy HO5 (Meeting the Needs of Different Groups)
- Policy HO7 (Meeting the Need for Homes)
- Policy HO8 (Providing Affordable Homes)
- Policy L2 (Making Effective Use of Land)
- Policy L3 (Achieving Appropriate Densities)
- Policy DP3 (Key Principles for Well-Designed Places)
- Policy DP4 (The Design Process)
- Policy TR3 (Locating Development in Sustainable Locations)
- Policy TR4 (Street Design, Access and Parking)
- Policy TR6 (Assessing Transport Impacts)
- Policy TR8 (Public Rights of Way)
- Policy HC3 (Community Facilities and Public Service Infrastructure Serving New Development)
- Policy P2 (Ground Conditions)
- Policy P3 (Living Conditions and Pollution)
- Policy P4 (Impact of Development on Existing Activities)
- Policy F4 (Assessing Flood Risk and Decision Making)

• Policy F7 (Ensuring Development is Safe from Flooding)

• Policy N2 (Improving the Natural Environment)

• Policy N3 (Trees in New Development)

• Policy N6 (Areas of Particular Importance for Biodiversity and Geodiversity)

Planning Practice Guidance

On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is updated at regular intervals and is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Supplementary Planning Documents and Guidance

There are a number of Supplementary Planning Documents and other documents which are approved and/or published by the Council and therefore are material considerations in the determination of this planning application. Those relevant include:

- Guide to Development in Manchester SPD (adopted 2007)
- Providing for Housing Choice SPD (adopted 2008)
- The Manchester Strategy
- Green and Blue Infrastructure Strategy.

Guide to Development in Manchester SPD and Guidance

Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, such as high-quality developments that are safe, secure and accessible to all. The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently.

Providing for Housing Choice

This SPD sets out guidance regarding the mix of new housing provisions within Manchester. The document notes that the borough requires a diverse range of housing provision, which varies according to needs at a neighbourhood level. New development, with a high proportion of good quality, private housing, especially for owner occupation, and which meets the needs of the whole community continues to be a priority.

The Manchester Strategy

The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives. The proposed development of the Site will clearly align with the overarching programmes being promoted by the Manchester Strategy and has been designed alongside the principles contained within this strategy.

Green and Blue Infrastructure

The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

Council Strategy, Evidence and Monitoring Documents

There are a number of strategy, evidence and monitoring documents which are approved and/or published by the Council and therefore are material considerations in the determination of this planning application. Those relevant include:

- Manchester City Council's latest Employment Land Review (April 2025)
- Five-Year Supply Statement (April 2025)

<u>Employment Land Review (2025)</u>

Overall, the City has sufficient supply to meet requirements for both office and industrial and warehousing. For the office market, the City Centre would be expected to take the bulk of the requirement and with a potential supply of some 1.42 million

sqm, which could almost meet the full office requirement for the City to 2040 (1.45 million sqm). The Fringe, University Hospital, Medipark, Holt Town, Strangeways and other areas offer alternative office locations, providing choice of location, price point, specialisation and profile for potential occupiers.

The report notes that the office market throughout the UK was significantly impacted by the pandemic and the imposed workplace restrictions, with office-based workers the main sector of the workforce able to continue working from home throughout the pandemic restriction periods. This led to many businesses reorienting how they operate, with continued home based and hybrid working arrangements post-pandemic. Such changes in workplace practices have impacted upon demand for office space, with businesses reassessing their size needs with for a hybrid workforce.

There is however, a growth in the market for demand for smaller floorspaces, with high to very high amenities and fitout, that are well serviced by transport and surrounding facilities. Therefore, city centre locations are well-positioned to take advantage of this trend, whereas traditional business park nodes are less so.

Prime office locations, which are in better market positions to charge higher rents, are better able to make development schemes viable, compared to more price-sensitive locations. Therefore, once again city centre locations, compared to business park locations are more attractive to the developer market at present.

Five-Year Supply Statement

Manchester's housing requirement, from 1st April 2025 to 31 March 2030 is 17,665 units plus the undersupply of 2,608 units. Total requirement for the next 5 years is 20,273 dwellings.

The most recent Housing Delivery Test measurement was published in December 2024 and was for the year 2023. It shows Manchester had delivered 129% of the required housing over the past three years. Having regard to paragraph 78 of the NPPF, a 5% buffer should be applied.

Manchester's housing requirement, therefore, from 1st April 2025 to 31 March 2030 is 21,287 or 4,257 per year.

Having regard to Manchester's housing requirement set in Places for Everyone and to the five-year supply of deliverable sites, the five-year land supply position in Manchester over the period 1 April 2025 to 31 March 2030 has been assessed as **7.5 years**.

Draft Manchester Local Plan

Manchester City Council has opened the final consultation on its new Local Plan, moving the document to the Regulation 19 publication stage before submission for

independent examination. Consultation runs from 17 August to 28 September 2026, with the plan intended to guide development across the city through 2039.

The Regulation 19 Plan includes some key draft policies which relate to the application site, these include;

- **Draft Policy SGL 1 (Strategic Growth Locations)-** Provision will be made for 61,000 new homes across the identified Strategic Growth Locations. Subject to site and location details, the Core Growth Area will generally be a location where higher density development is appropriate.

Draft Policy C6 (South Manchester District Centres– Baguley, Chorlton, Didsbury, Fallowfield, Northenden, Withington and Wythenshawe)- Residential development will be considered suitable where this does not reduce active street frontages or the overall vitality and viability of a centre and where it encourages footfall and expenditure.

Appendix III
Framework CEMP

Construction Management Plan Framework

The purpose of this section is to provide a framework for the preparation of the Construction Management Plan ("CMP") for the proposed development at Oakley Gardens, 188 Wilmslow Road, Manchester, which will be prepared prior to construction and delivered via a planning condition. The CMP will provide details of how the proposed scheme will be managed during the construction.

A Construction Phase Plan is required by the CDM 2015 Regulations for any construction work carried out by contractors. This CMP will be prepared to satisfy these regulations. The CMP will be enforced by the Contracts/Project Manager on receipt of client pre-construction information.

The CMP will be checked by the client team or their appointed Principal Designer for accuracy and robustness before commencement of site works. Following agreement of the Plan, this will be issued to the construction team and be updated/maintained on site by the site manager.

Objectives of the CMP

The objectives of the CMP are to:

- Define the existing and proposed ground levels specific to the proposed development.
- Provide information on any environmental and sensitive local receptors relating to the construction of the development and associated infrastructure;
- Set out actions required to manage the specified environmental risks, through consideration of design requirements, monitoring schemes and appropriate method statements.
- Define the requirements for communication of the CMP to the project team, environmental training and awareness, stakeholder liaison.
- Define the processes for updating the CMP - management reviews, incident reporting and investigation, etc.

The key function of the CMP is to highlight and manage the specific environmental effects of the construction phase and to ensure that the significant negative effects are mitigated, and where practicable that additional environmental enhancements are delivered through completion of the proposed works.

Perceived Environmental Risk from Construction Activities

The perceived and potential risks which the CMP will set out to address are:

- Contamination of soils, surface waters and groundwater through spills, run-off etc;

- Production of dust from construction activities;
- Management of construction traffic;
- Production of noise and vibration from construction activities;
- Production of construction waste from construction activities and;
- Damage to habitats (including flora and fauna and watercourses) from construction activities.

The following sets out the framework and structure of the CMP:

Chapter 1: Project Method Statement

The section will provide a detailed description of the proposed approach to the enabling and construction programme and set out the following:

- The construction process – sets out the programme and key construction operations such as setting up of compounds, access, any remediation required, changes in levels etc.
- Hours of operation – for the avoidance of doubt, the construction working hours will be 07:30 – 19:30 Mondays to Fridays and 08:00 to 13:00 on Saturdays. No construction work shall take place on Sundays or Bank Holidays.
- Shall set out the proposed timeline of works- estimated 24 moth build period.

Chapter 2: General Site Management

The project delivery team structure, roles and responsibilities for the overall development of the site will be presented. Roles include:

- Environmental Manager
- Ecological Liaison Officer
- Principal Contractor
- PCs Contract Manager
- Design Manager
- Sub-Contractors

Site induction procedures will be set out which will include instruction on emergency procedures and any training required for site-based staff. The project goal is zero reportable or major accidents and dangerous occurrences during construction. Other items covered under this section of the CMP include:

- Selection criteria for contractors and designers
- Security and fencing
- Offices and cabins

- Welfare facilities
- Emergency incidents and management
- Fire and emergency evacuation

Chapter 3: Arrangement for Controlling Significant Site Risks

Material placement, delivery, removal and waste management will be set out and measured to ensure that site services are protect and maintained. Consideration of adjacent land uses and protecting the public to ensure activities will not create unnecessary safety issues will be undertaken. All works will be planned to protect the public and adjacent site workers from the site's activities associated with construction site movement, deep excavations and movement of materials.

Preventing of falls is considered to be one of the highest control priorities and measures will be set out to control working at height. Fuelling and hazardous liquids has the most potential for environmental impact to surface and ground water and will be tightly controlled through measures set out in this chapter.

A subsection within this part of the CMP will set out measures to control deliveries and vehicle movement:

- Parking
- Deliveries
- Site access and vehicle movement
- Road Cleanliness

Chapter 4: Environmental Considerations and Management Measures

This section will set out the key environmental issues such as soil contamination and how any contaminated material will be handled, removal of any asbestos material, ground gas and set out techniques that will minimise noise and vibration. In addition to reduce the impact of dust and air emissions measures such as dust suppressants, stockpile management and speed limits on site will be considered. The site management team will ensure that all site personnel are appropriately briefed on any ecological issues at the site. Specific site related issues will be set out here.

Chapter 5: Health and Safety

This chapter will set out the information that will be required, by the Principal Designer, for inclusion in the Health and Safety File. The above sets out the framework for the CMP. The applicant invites the requirement for a CMP to be a condition to the planning consent.

Summary

In summary, this section of the Planning Statement has described various components of the CMP. This CMP will be prepared prior to construction and delivered via a

planning condition. The final CMP once issued will provide details of how the proposed scheme will be managed during the construction.

Appendix IV
Local Labour Agreement

Local Labour Agreement

Proposed Residential Development at 188 Wilmslow Road, Fallowfield, Manchester

This agreement summarises how the Applicant and/or the scheme contractor (herewith referred to as “The Company”), will discharge planning conditions in relation to local labour attached to the above planning application. The Company will engage voluntarily with Manchester City Council’s Work and Skills Team to maximise the recruitment of local residents in construction and related jobs.

The Company will also consider links with schools, employment support organisations and community groups to offer careers information, skills development, work experience or other activities to be agreed.

Construction Phase

We will agree with the Work and Skills Team indicative targets against key performance indicators issued as part of this Agreement. We will endeavour to deliver and monitor these targets and we will provide regular updates as agreed with the Work and Skills Team.

End Use

As there are no proposed commercial uses, labour for the end use is not relevant.

Appendix V
Public Consultation Information

HISTORIC CONTEXT

The original Villa, known as Oakley, was built in c1837 and formed a large, detached building in the Gothic revival style, which was located within its own extensive grounds. It was built along with three other mansions on the easterly side of Fallowfield Brow,

Oakley remained as a single residential dwelling until 1903, when the estate became a private residential /golf club.

At the same time, Wilmslow Road was widened to facilitate additional trams, circa 20 feet of the front garden was given over to the public road and the east boundary wall was moved back. Resulting in a smaller front garden space.

In 1920 the estate was purchased by U.S.D.A.W for use as their headquarters and offices, and remains in this use until 5 years ago.

Additions and alterations to the Site have include the construction of a large extension along the southern boundary in 1937, a further extension adjacent to the 1937 block in the c1950s, and a third extension to the west of the Site in the late-1970s/early-1980s.

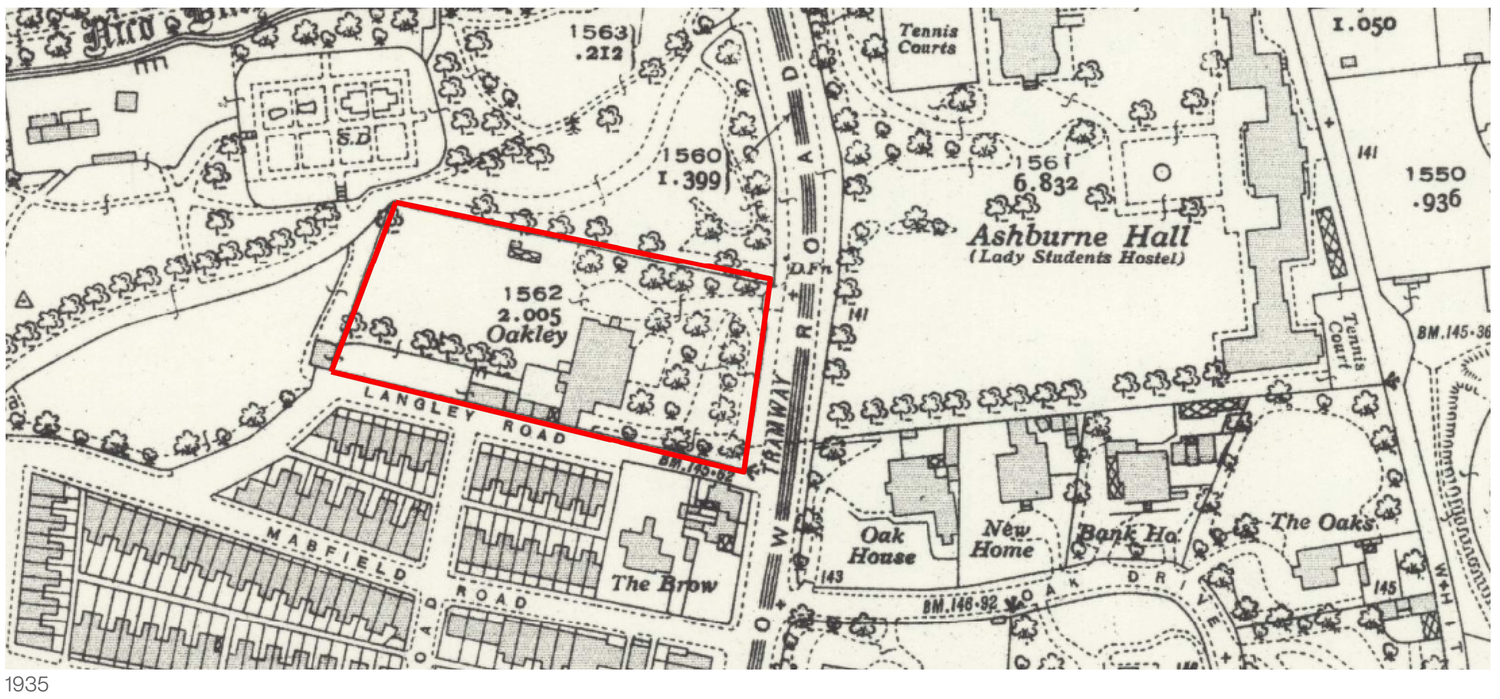
Internally, the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the main staircase and based on stylistic grounds could be the work of local architect George Faulkner Armitage.



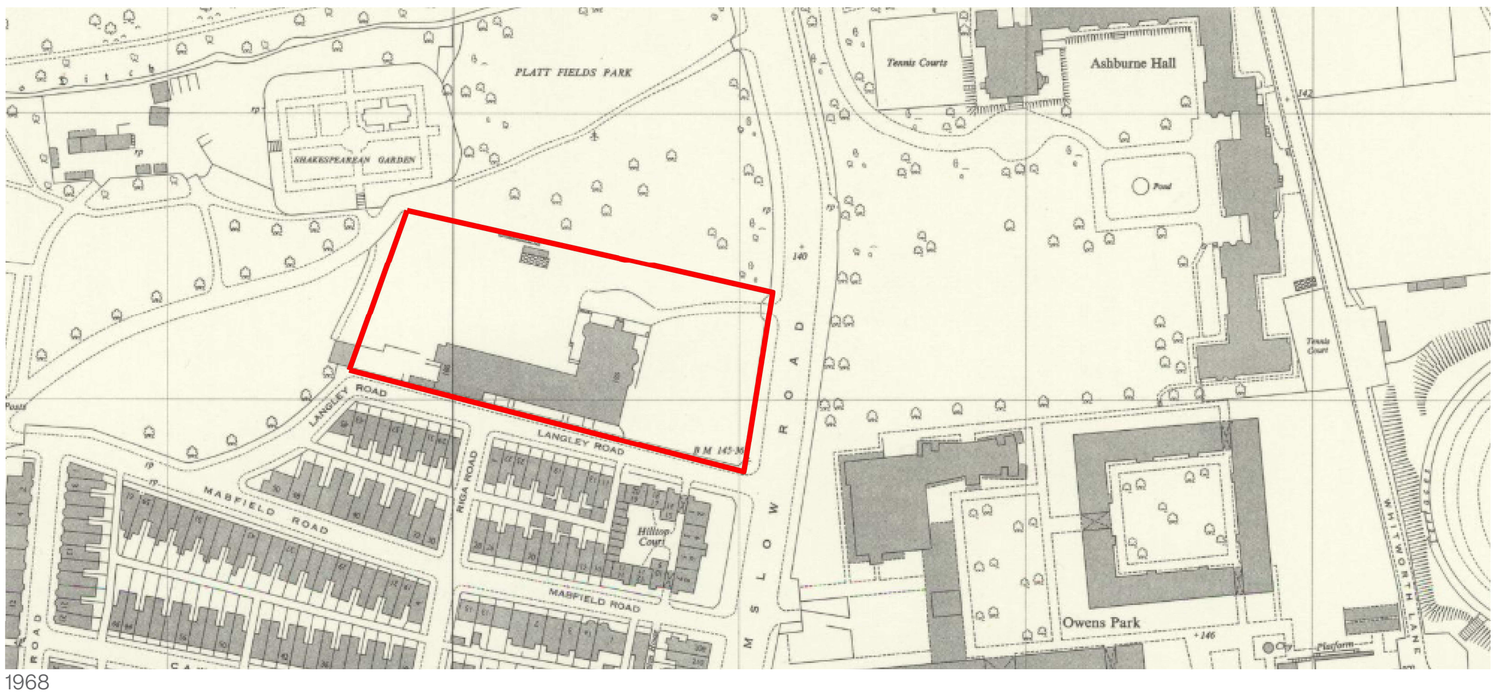
1848



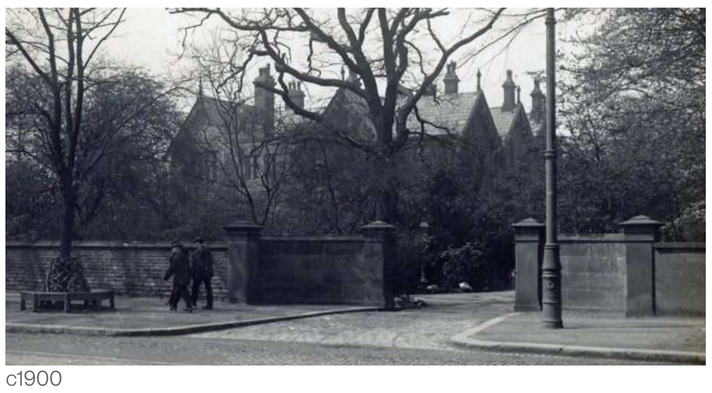
1891



1935



1968


c1900

VIEWS

SITE CONTEXT

To the north and west of the site lies part of Platt Fields Park, the sunken Shakespearean Garden lies just north of the northwest corner of the application site. There are several large trees to the north of the site boundary, with several protected trees along the eastern edge.

Oakley still retains a prominent frontage including gable features, pitched roofs and bay windows, while the extension buildings are flat roofed and of a functional office design.

The extensions to Oakley have an awkward relationship with the original building, especially the junction facing Wilmslow Road.

Traditional two and three storey terrace housing exists to the south of the site with the Fallowfield student campus across Wilmslow Road to the east.

The immediate site surroundings contain a variety of building types of differing heights ranging from two storey residential dwellings to nineteen storey accommodation blocks.

The materials, colours and composition of the local architecture is varied. The historic buildings are predominantly red brick and the newer developments are also red or brown tones with some buff brick.

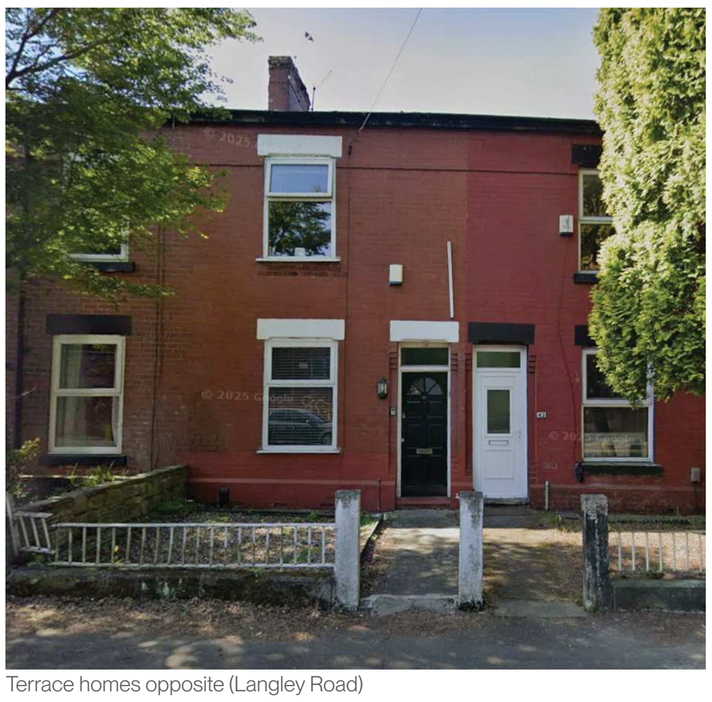


The original Villa entrance


Apartment block opposite (Langley Road)



View from Langley Road


Terrace homes opposite (Langley Road)


Terrace homes with bay windows on Mabfield Road


Large bus shelter along Wilmslow Road

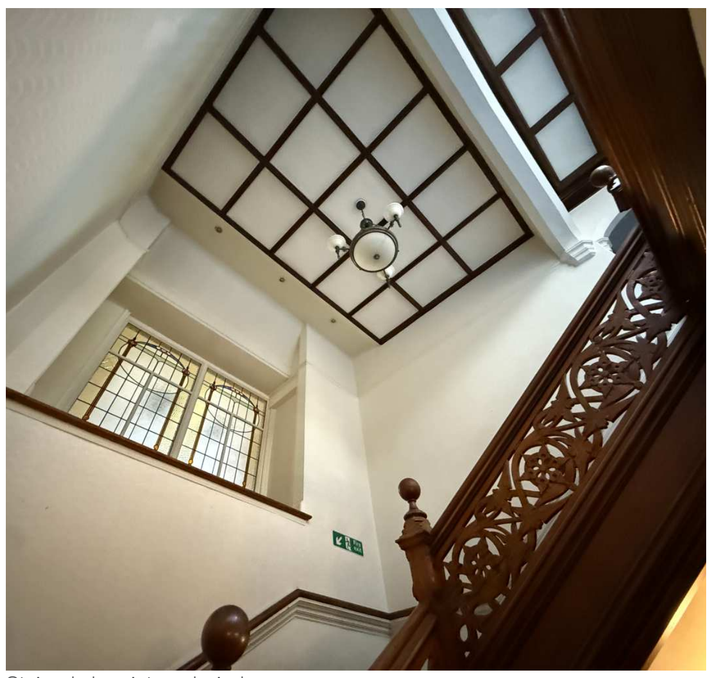
VIEWS

SITE CONTEXT

The existing Villa is filled with many original details such as fireplaces, decorative ceilings, decorative timber panelling, ornate timber balustrades and internal glazing.

The Villa has a clear cellular arrangement of rooms off a central grand staircase.

There has been various remodelling and renovations throughout the years, with more recent alterations having little architectural merit. The scheme will look to remove later additions and retain and renovate the original elements of architectural interest.



Stained glass internal window



Original vaulted roof with carved boss to the entrance porch



Main staircase with carved timber balustrade



Original decorative Gothic ceiling



Original decorative ceiling



Entrance hall and original fireplace



Original carved stone fireplace



Original Inglenook fire surround with modern reproduction fireplace

VIEWS

DESIGN STRATEGY

The proposal starts with reinstating the existing Villa to its former glory and making it the heart of the development. Although not listed, the original Villa still retains prominent frontages and valued historic features that we wish to celebrate and retain. To do this, we propose to demolish the later, twentieth century additions that have been awkwardly annexed to the Villa. This will allow 'breathing space' and give the impression that the Villa is once again a standalone element.

The second main constraint is the location of the many existing trees both within and nearby the site. The trees, including several that have tree preservation orders (TPOs), are an essential element of successful place making and will be treated with care, retaining all the trees surrounding the site. New homes will be located to carefully avoid damaging any roots. In the centre of the site, a number of smaller trees will be removed to allow for the new homes. These trees will be replaced with 15 to 20 new trees in other parts of the site.

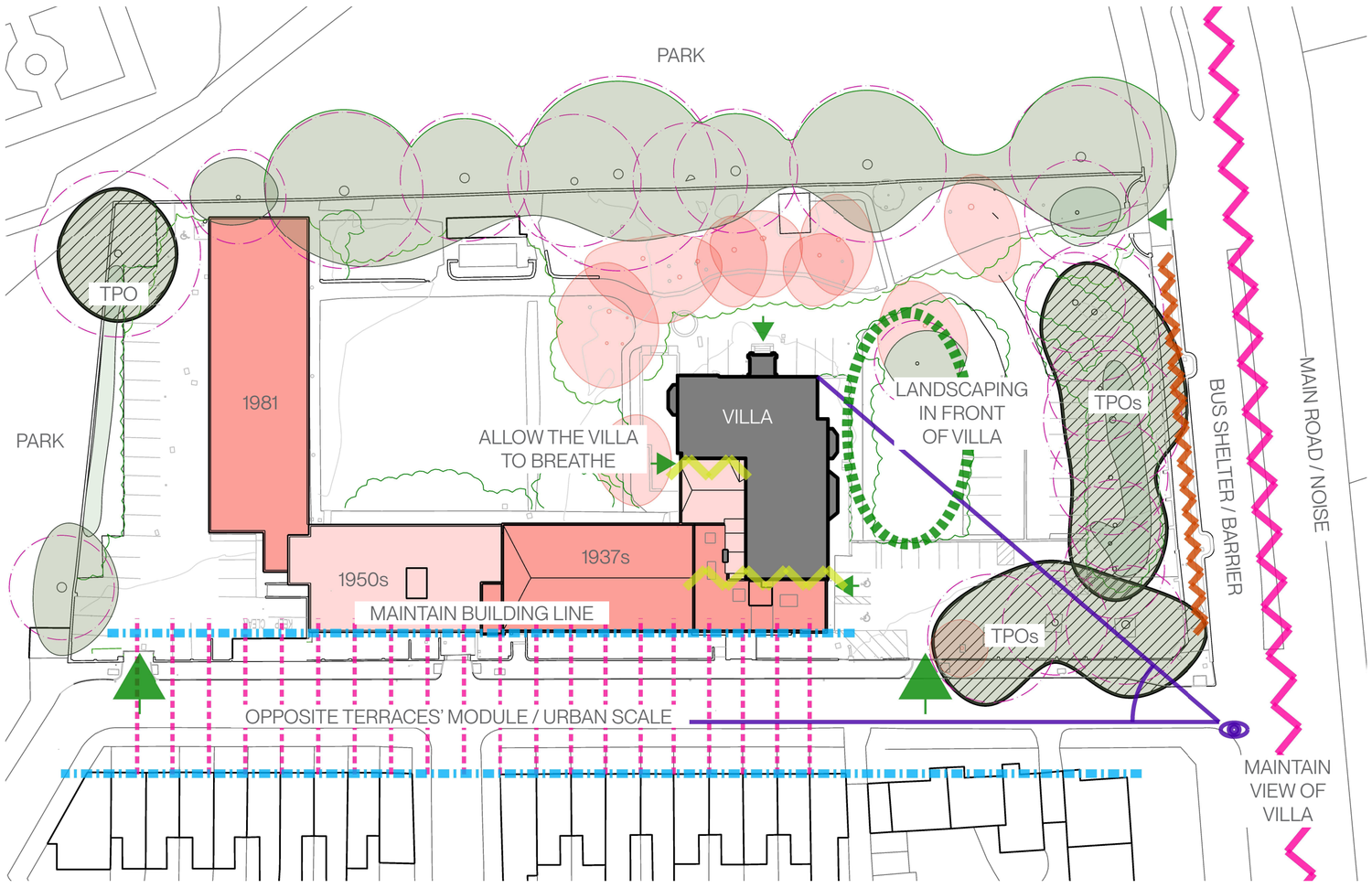
The existing pedestrian and vehicle access points will be roughly maintained in their current positions, allowing easy access to both Langley Road and Wilmslow Road. A new access road into the heart of the site will serve the interior homes and allow for individual driveways and turning areas.

We are keen to ensure we maintain the view of the Villa from the corner of Langley Road/Wilmslow Road. A view that is blocked along most of the eastern boundary by the extraordinary long bus shelter but reveals itself at the road junction. This will allow the Villa to retain its setting within its landscape.

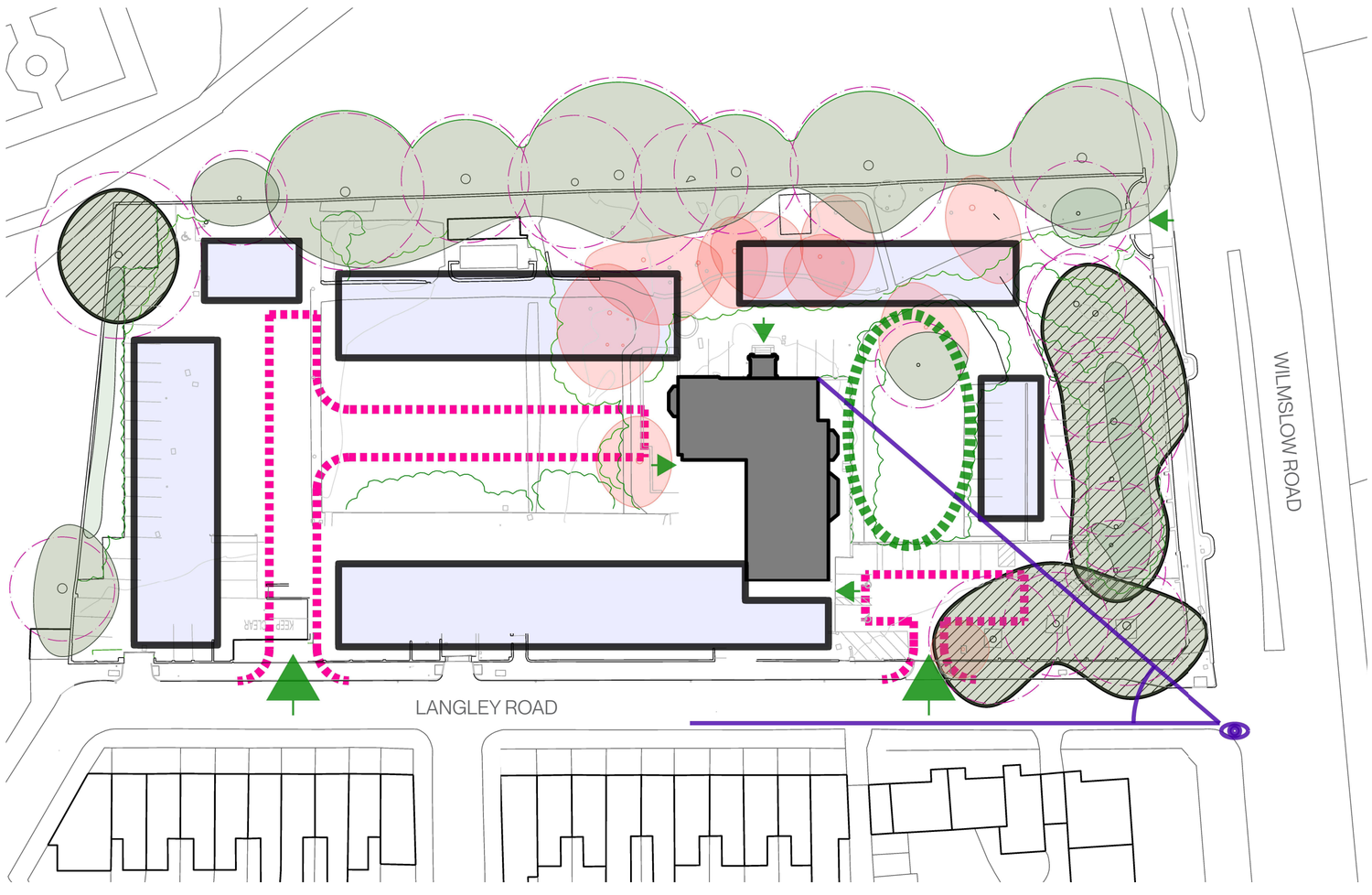
To maintain and enhance a positive setting of the Villa, we propose to maintain a large area of soft landscaping in front of the heritage asset. We can do this by minimising car parking and improve the current arrangement.

The development along Langley Road will follow a similar building line of the current office building and work to a similar module / house widths / proportions of the terrace homes opposite, to create a contextual harmony.

Reinstatement of historic secondary entrances to the Villa will allow for a break in massing and reduce impact on the existing fabric.



EXISTING SITE CONSTRAINTS



PROPOSED DEVELOPMENT ZONES



PROPOSED DEMOLITION



VIEWS

PROPOSED SITE PLAN



VIEWS

OAKLEY GARDENS

PUBLIC CONSULTATION



VIEWS

OAKLEY GARDENS

PUBLIC CONSULTATION

PROPOSALS - VILLA

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



The proposed development creates a total of 53 new homes, with the following split;

- 31 no. Type 01 (4 bed) Houses
- 11 no. Type 02 (3 bed) Houses
- 8 no. Type 03 (one bed apartments in the Villa / extension)
- 3 no. Type 04 (two bed apartments in the Villa / extension)

53 no. Total

KEY

HOUSE TYPE 03 (1 BED)

HOUSE TYPE 04 (2 BED)

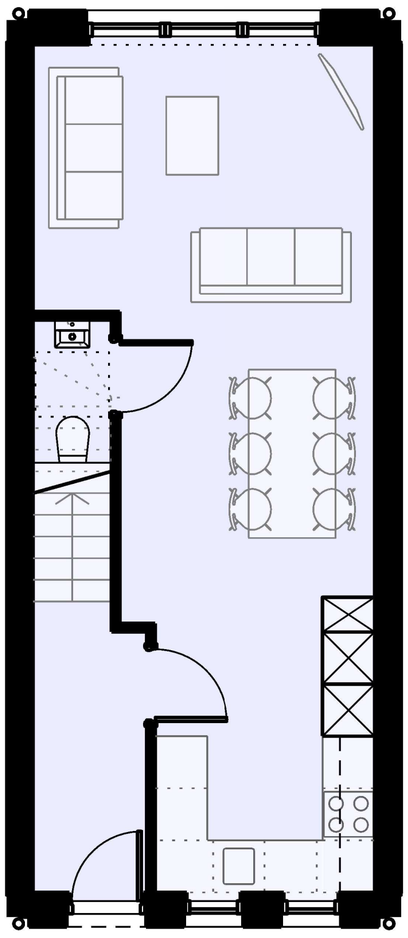
The proposal looks to demolish all the later additions to the site and reinstate the Villa as a separate massing at the heart of the scheme.

The refurbishment of the Villa will seek to retain all the internal elements of architectural value, including the existing grand stair/ carved balustrades, decorative ceiling details, ornate internal stained-glass windows, historic skirtings/covings, timber panelling and fireplaces.

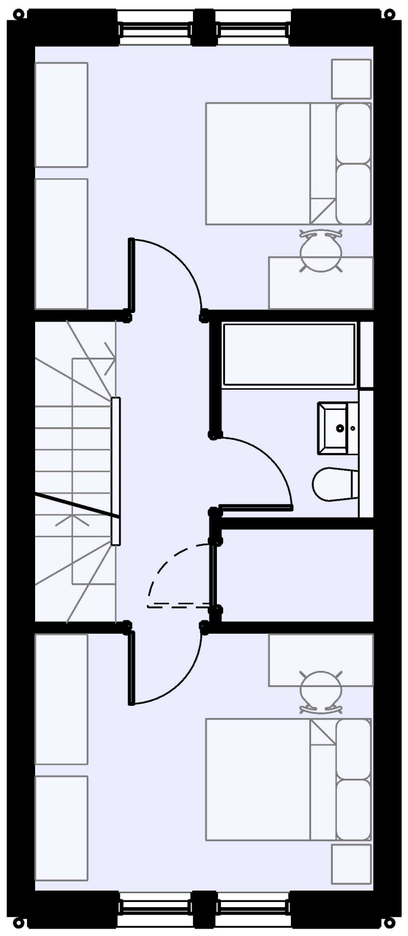
The circulation and apartments' layout have been carefully considered to minimise the removal of the existing building fabric and maintain the original building concept.

A new secondary access, positioned where the original servant entrance was located, will allow for a physical break between the existing Villa and new build corner. The additional circulation will reduce demolition of the existing fabric and allow for the efficient conversion of the Villa.

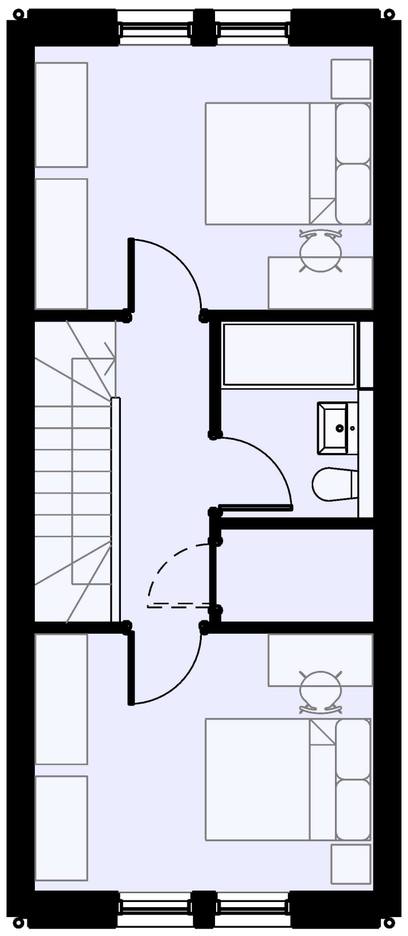
PROPOSALS - HOUSE TYPE 01 (4 BED)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



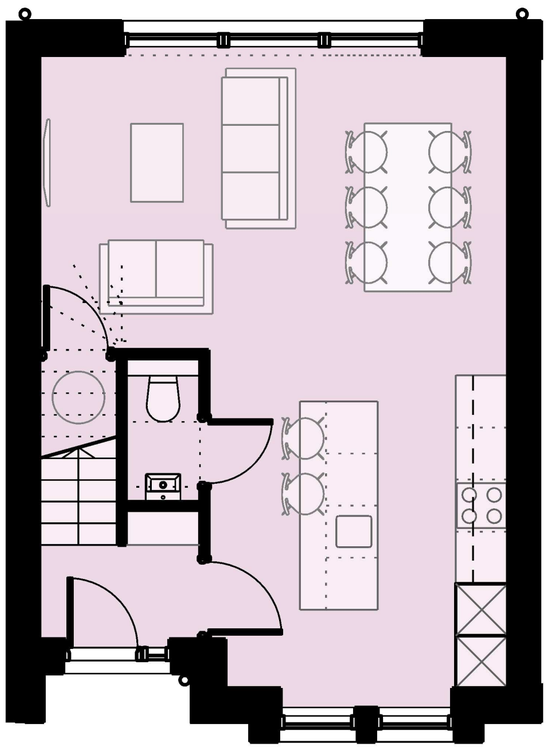
FRONT ELEVATION



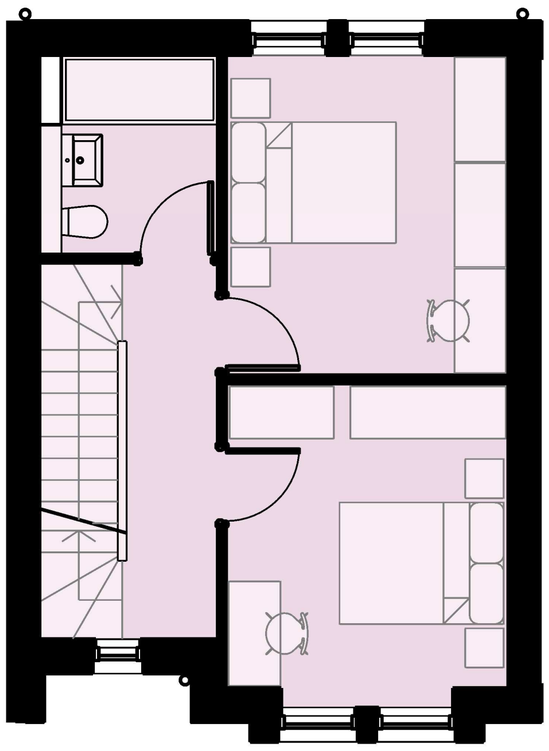
REAR ELEVATION

VIEWS

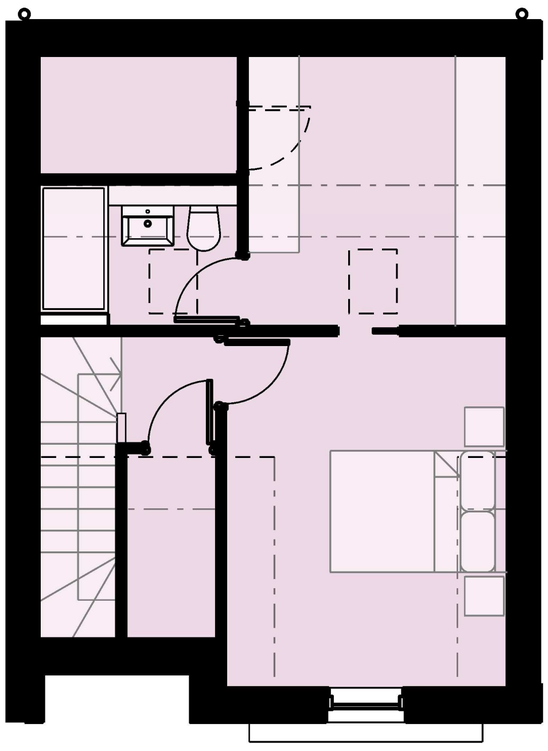
PROPOSALS - HOUSE TYPE 02
(3 BED)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

VIEWS

VISUALISATIONS



Proposed massing



Existing

VIEWS

OAKLEY GARDENS

PUBLIC CONSULTATION

VISUALISATIONS



CGI view from the corner of Wilmslow Road and Langley Road

The design works to the following principles;

- The Villa will receive new heritage windows to replace the modern plastic replacements.
- A new entrance and circulation is positioned between the Villa and new build corner where the old servant entrance was historically located. This creates a break between the heritage building and new development.
- The new build eaves line is lower / subservient to the Villa's.
- A traditional palette of materials is proposed for the new build, detailed in a contemporary way.
- The new homes along Langley Road work to the module / width of the opposite terraces houses. The terraces are similar to the footprint of the existing office building.
- The new homes across the site stagger down towards the northwest corner to work with the existing topography and allow for level thresholds at the front entrances. The ridge height will be over 2m lower than the current building to be more in keeping with the scale of the opposite two storey terraced houses.
- Bay windows are included on the new homes adjacent the Villa to relate to the scale and form of the heritage asset.
- The new windows have been influenced by the Villa's vertical proportions with slim brick piers tying with the existing stone mullions.

ENVIRONMENTAL MEASURES

We propose to implement environmental measures which are focused on minimising carbon emissions and maintaining the rich ecological value of the site.



RECYCLING MATERIALS
We will be targeting the use of materials with low embodied carbon and low life cycle environmental impact.



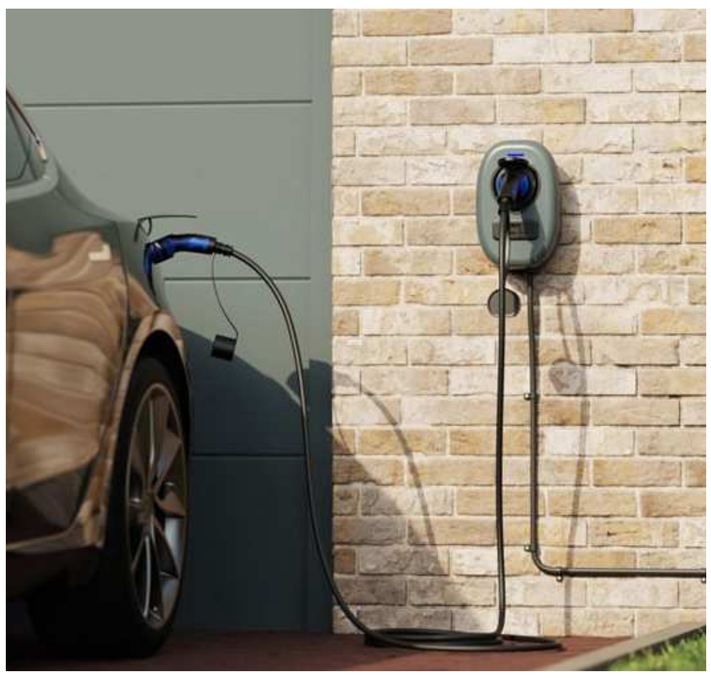
HOT WATER
Hot water will be provided by highly efficient air source heat pumps. The pumps are powered by electricity and while the national grid is not yet fully renewable, the government has set a target for this to happen by 2035.



SUPER INSULATED HOMES
The new homes will benefit from very high levels of insulation to the walls, windows, floors and roofs. This will have a big carbon benefit compared to existing homes and significantly reduce heating bills.



RENEWABLE ELECTRICITY
Some of the proposed roof area is south facing and may be suitable for installing solar PV panels. The panels convert the sun's energy into electricity for the building and reduces our reliance on the national grid. As we progress the detailed design, we will investigate if we can install PV panels.



EVs
Electric vehicle charging infrastructure will be provided with each new home, so any resident who owns a car can swap over to an electric vehicle when they want to.

TRAVEL CHOICES
The site is located close to the city centre, a highly sustainable location with local shops, schools and facilities all a short walk away.

Cycling and walking should be an easy choice for the future residents. Secure bike storage will be included for all new homes, so each resident has a space to store a bike.



ECOLOGY
Thanks to the existing large mature trees, the site benefits from a rich ecology and it is our responsibility to protect it and look at how we can enhance it.

We will investigate installing nesting boxes and planting a range of flowers and shrubs that support insects and bees.

Green spaces to the streets will be planted with a range of indigenous flowers and shrubs that support birds, insects and bees.



VIEWS

THE DEVELOPER

VIEWS' MISSION

We reactivate spaces enabling neighbourhoods to truly thrive.

With care and creativity, we build what matters now and for the future.

A city is a man-made thing. A shared territory, forming new connections, carving new lines on the map. Views of cities hold history and ambition. Views literal and views figurative. What you see, and the what meaning you take from what you see. The picture and the promise. A new view can change your perspective on the place you live, and your place within it.

At Views we aim to make new parts of cities and their surroundings. Good places where people are comfortable and get on with their lives. Blocks that fit, that draw the eye of passers-by. Our buildings fit the street. Our flats and houses are considered, practical, generous. Our shops and offices are in the right place. We face the street and make it clear that we are here to make a difference.

Where long established neighbourhoods and communities stretch out to capture the best of urban and suburban life, and where people long to live and stay, is where we work best. We see the suburbs, their history and their potential. And we strive to genuinely and thoughtfully contribute to their futures.



Stanbank



Burnage



98 Wilmslow Road, Rusholme



Burnage

FALLOWFIELD

Our revels now are ended....
.....well, maybe not quite yet.

You came to study in Manchester for the night life; Warehouse Project, Academy, Didsbury Dozen, Bongo's Bingo. You stayed because the life is good. You work in SciTech, finance, healthcare, or cyber-security. You like shopping at the Asian supermarkets, kimchi and dosa, and hopping on the bus when Manchester weather gets the better of your cycling gear. You've stayed in touch with mates from your year. Fallowfield is close to your heart, and close to all of the above.

Welcome to the Forest of Arden, William Shakespeare's idyllic escape from the flashy claustrophobic court in his play "As You Like it". It is a place of considerate and friendly community, where incomers can live a better life. Welcome to Oakley Gardens, Fallowfield, where you can run your morning circuit in Platt Fields, stretch, shower, and settle into your home office before the sun has even reached Deansgate Square.

The Shakespeare Garden Platt Fields is one of only two such in Britain. It contains all the 175 plants and trees mentioned by the Bard in his plays and poems. There is woodland, topiary, herb garden, mushroom bank, meadow, boarder, and beehives. Laid out in 1922, it had been neglected by the end of the century, until a friends group got stuck-in in 2014, and the Shakespeare Garden blossomed again and reopened in summer 2025.

Where the bee sucks...

Rusholme, Fallowfield Brow, Ladybarn; there's the memory of meadow, lane, and furrow in these placenames, that Appleby Lodge and Thorne House don't dispel. This adjacent pair of residential developments from the 1930s and 1960s respectively, across the Wilmslow Road and north of Oakley Gardens, are benchmarks in style and modernity. Appleby Lodge is Grade II listed, and its architect, Peter Cummings (he also designed the Apollo cinema in Ardwick) moved in on completion. Sir John Barbirolli, the conductor of the Hallé Orchestra was a neighbour. The horseshoe of 100 apartments, brick-built in three stories in the Art Deco style is gorgeous to this day. Steve Coogan and Alex "Hurricane" Higgins lived here for a while, but not (they might both be thankful) at the same time. The layout and landscaping of Thorne House, its neighbour to the south, are exemplary mid-century design, and both apartment developments add considerable, though discreet, gloss to Wilmslow Road. The Fallowfield Forest of Arden can shelter laid back town-centre-types, wanting to escape the hubbub.

Education and schools are big in this corner of the forest. Much of it is independent, and of the highest quality. Manchester Grammar School, Manchester High School for Girls and Withington Girls' School feed into a mix that adds to the student atmosphere, giving Fallowfield the distinct demographic that defines the young, zestful city that Manchester has become. If this is the utopian Forest of Arden, young people are its inhabiting spirit.

As You Like It...

This is an ancient forest. Running past the doors of Oakley Gardens and clearly visible in this corner of Platt Fields is the Nico Ditch, a prehistoric earthwork stretching six miles from Ashton-under-Lyne to Stretford. It was dug sometime, and incrementally, between the 5th and 11th centuries, probably marking territories. Parts of it, including the stretch through Platt Fields are a Scheduled Ancient Monument, putting the Nico Ditch on a par with Stonehenge and Conwy Castle.

Past and present are not in conflict here, as they are not in Shakespeare's plays. You might not know much more about William Shakespeare than "Upstart Crow" or "Shakespeare in Love", and you may care even less. But the restored Shakespeare Garden in Platt Fields, neighbouring Oakley Gardens represents the modern world in exceptional ways. It is community-led, cross-generational, multi-cultural, and powerfully argued.

There's a mural painted on the end gable of a terrace on Albion Road, opposite the entrance to Platt Fields that is closest to the Shakespeare Garden. The mural (by artist Ethan Lemon) is a portrait of Rosa Grindon, autodidact, Shakespeare scholar and lecturer, horticulturist, and suffragette. The painting is vivid purple, white, and green, the colours of the suffragette flag. Rosa Grindon brought the Shakespeare Garden into being by sheer strength of will. She shares her spirit with the volunteers who have restored her creation. You came to Manchester for the night life. You stayed because you found your Forest of Arden.



ABC Buildings
Quay Street
Manchester
M3 4AE

info@ashtonhale.co.uk

ashtonhale.co.uk

AshtonHale