Paul Butler Associates
Planning, Development & Heritage Consultants

Range Pharmacy Ltd

119 Withington Road, Whalley Range,
Manchester, M16 8EB

Planning Statement

October 2026

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 I e. pba@paulbutlerassociates.co.uk I w. www.paulbutlerassociates.co.uk

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Prepared by:	Ralph Taylor BSc, MPLAN, MRTPI	Director	02.10.2026
Checked by:	Tom Flanagan MTCP, MRTPI	Director	02.10.2026
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Contents

1. Introduction

2. The Application Site and Surrounding Area

3. Planning History and Pre-application Consultation

4. The Proposed Scheme

5. Planning Policy Context

6. Planning Appraisal

7. Conclusion

1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates Ltd on behalf of Range Pharmacy Ltd. The Statement has been provided in support of a planning application for a mixed-use development at 119 Withington Road, Whalley Range, Manchester, M16 8EB. The site is occupied by an existing building which has been vacant for over 15 years. The proposal is for the conversion, extension and alteration of the building to provide a pharmacy on the ground floor and basement (use class E), two residential apartments (use class C3) on the first floor, together with associated car parking, bin storage and cycle storage. The pharmacy element will accommodate the existing Range Pharmacy, currently located adjacent to the site to the south, enabling the business to expand into larger premises.

1.2 The site is located in a sustainable and accessible location within Whalley Range Local Centre, and is within the Whalley Range Conservation Area. The proposal will bring the building back into active use and includes the repair and restoration of the existing building which dates from the Victorian period. The scheme will provide active use on the ground floor which will make a positive contribution to footfall and activity in the Local Centre. The pharmacy will be operated by 'The Range' pharmacy which has been located in Whalley Range for several decades. The proposed apartments will ensure an efficient use of the site and will provide a high standard of accommodation which will be attractive to a wide range of future occupiers including young professionals and couples, key workers, as well as people wishing to downsize.

1.3 To provide a clear understanding of the application proposal this statement includes:

- A description of the application site and surrounding area;
- A review of relevant planning history;
- A description of the proposed scheme;
- A review of national and local planning policies of relevance to the scheme;

- An appraisal of the scheme against relevant planning policies and an assessment of the scheme in relation to its immediate and surrounding context; and
- A conclusion.

1.4 The Statement should be read alongside the application forms and drawings prepared by Create It Studios, and the following specialist reports:

- Environmental Noise Survey and Noise Impact Assessment prepared by Hann Tucker Associates.
- Preliminary Roost Assessment prepared by Gritstone Ecology.
- Flood Risk Assessment prepared by Earth, Environmental and Geotechnical.
- Phase 1 GeoEnvironmental Desk Study prepared by Earth, Environmental and Geotechnical.
- Heritage Statement prepared by Node.
- Transport Statement prepared by SCP.
- Arboricultural Survey Table and Plan (ref: 46092698_TS01) prepared by Arbtech.
- Energy Statement prepared by Energy Counsel.

2. The Application Site and Surrounding Area

2.1 The subject site is occupied by 119 Withington Road, Whalley Range and its associated curtilage. The address is 119 Withington Road, Whalley Range Manchester, M16 8EB and it is identified by the submitted Site Location Plan and aerial view (see figure 2.1 below). The site lies on the south east side of the junction of Withington Road and Yarburgh Street. It is irregular in shape and approximately 430 sqm.

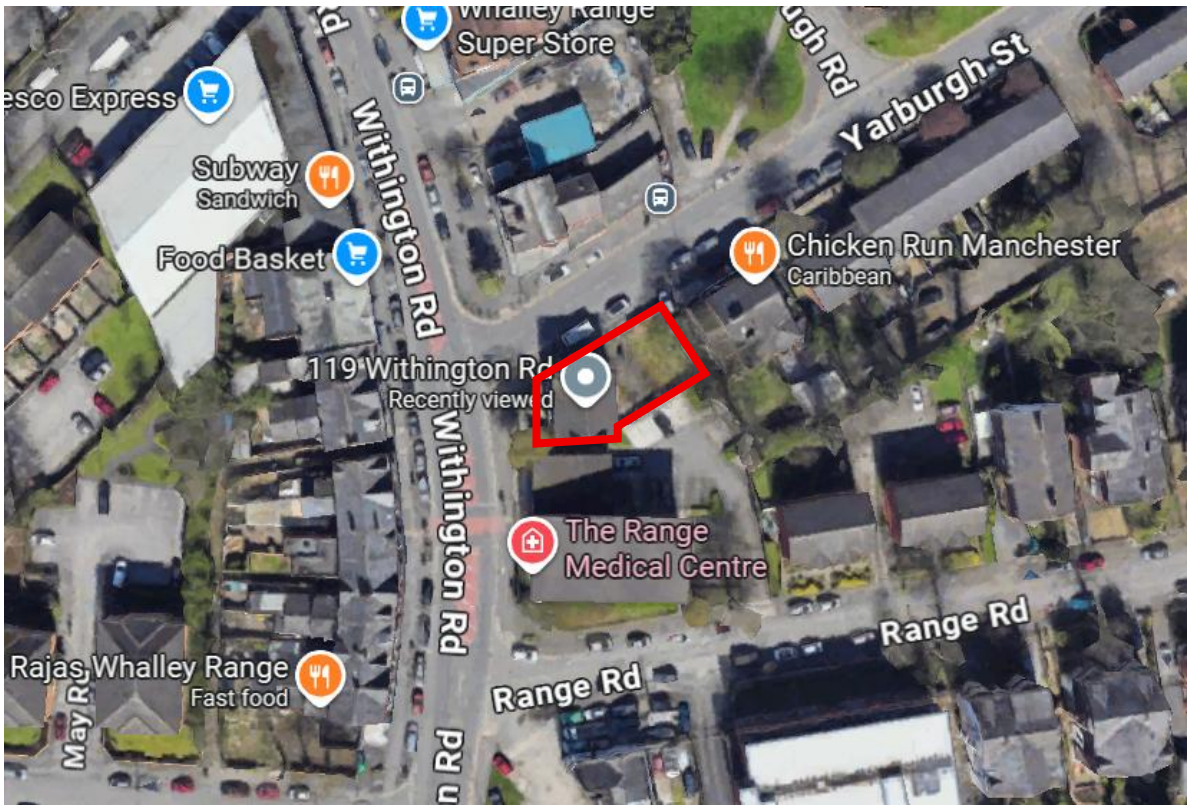


Figure 2.1: Aerial view with the approximate boundary of the application site outlined red.

2.2 The building is a two storey plus basement property. It has been vacant for over 15 years and was last in use as an estate agents / letting office (use class E). It is in poor condition and has a negative impact on the local area. The property dates from the Victorian period and is constructed of red brick with stone detailing, beneath a pitched slate roof. The property is set back from Withington Road behind a flagged forecourt area. There is a vehicular access from the north off Yarburgh Street which has metal gates. The rear area is hard-surfaced. It is enclosed by red brick walls and concrete panel walls.



Figure 2.2: View of the subject building from the west.



Figure 2.3: View of the subject building from the north.



Figure 2.4: View of the subject building from the east (rear elevation).



Figure 2.5: View of the south elevation of the subject building.

2.3 The property is neighboured to the south by 'The Range' Pharmacy and Medical Practice which is a purpose built two storey building. Should planning permission for this application be granted then this will allow 'The Range' pharmacy to relocate into the subject building enabling the medical practice to expand. To the east of the site on Yarburgh Street is a traditional two storey property which is occupied by 'Danx' (vape shop) on the ground floor with residential accommodation above. On the opposite side of Withington Road and

Yarburgh Street there is a mix of uses which reflect the Local Centre location. Such uses include shops, takeaways, offices, cafes, betting shops, with apartments commonplace on the upper floors above these uses.

2.4 The site is approximately 2.5km to the south of Manchester City Centre, and approximately 1.3km to the north east of Chorlton District Centre. As noted previously there are a range of amenities in close proximity to the site within Whalley Range Local Centre. The area also has a range of other amenities to meet the day-to-day needs of residents including nurseries, schools, religious and other community facilities. Alexandra Park is approximately 300m to the east.

2.5 The property is close to high frequency bus stops on Alexandra Road which are served by regular buses between Manchester City Centre and Chorlton. Junction 5 of the M60 Motorway is located approximately 4.3km from the site.

2.6 In terms of planning policy designations, the site is located within South Manchester and the Whalley Range Conservation Area. A key part of the area's character is large Victorian villas like the application building. There are no listed buildings / structures in the immediate vicinity. The nearest listed building is the Church of St Edmund (grade II) on Alexandra Road South (approximately 300m away), whilst Alexandra Park (approximately 300m away) is a grade II listed park and garden. Heritage matters are considered further within the Heritage Statement prepared by Node.

2.7 The site is located partly in Flood Zone 2 and 3 (see Figure 2.6 below).

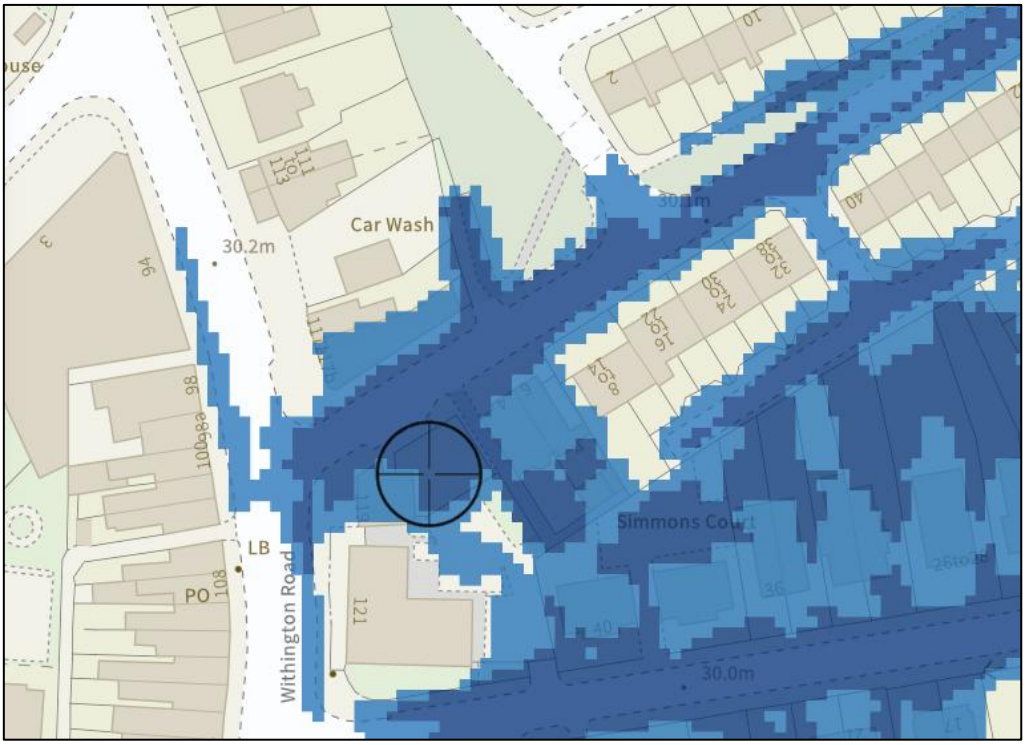


Figure 2.6: Flood Risk Map for Planning centred on the site. The site is flood zone 2 and 3.

2.8 The site is not located within an Air Quality Management Area.

3. Planning History and Pre-application Consultation

Planning History

3.1 A planning history search of Manchester City Council's online planning database was undertaken in September 2026 (note: a mapping function was not available so only the site address could be searched). The applications and appeals identified are presented in the table below and are not considered to be of relevance to the current application proposal:

Address (as per Council's website)	Reference	Description	Decision
119, Withington Road, Whalley Range	063720/VO/SOUTH1/01	CITY COUNCIL DEVELOPMENT Renewal of brick and railings boundary wall and gates	Approved 09/1/2002
119, Withington Road, C/O Yarburgh Street, Whalley Range	058664/AOH/SOUTH1/00	External overhead illumination of existing static 1 x 48 sheet upper gable wall mounted advert hoarding.	Refuse 25/4/2000
Former public house, 119-121, Withington Road, Whalley Range	046085/AO/CENTL1/94	3 x 48 sheet illuminated advertisement boards	Refuse 26/9/1994
Former public house, 119-121, Withington Road, Whalley Range	AP-3366	3 x 48 sheet illuminated advertisement boards	Appeal Dismissed (no date provided

Pre-application Consultation

3.2 Prior to submission of this planning application pre-application consultation has taken place between the architect and Manchester City Council Planning Department. This included the submission of initial proposals to the Council upon which written feedback was provided.

3.3 An initial response from the Council was provided on 22 April 2026. This confirmed that there was in principle support for the reuse and restoration of the site. Specific comments were provided from consultees including: Urban Design and Heritage, Environmental Health, Highways, and Development Management. Key points raised included ensuring that the extension proposal is subservient to the building, whilst the provision of a sympathetic traditional shopfront was confirmed as a clear public benefit. The consultee feedback also commented on more specific issues including advising on the information requirements and scope of reporting required for the planning application submission.

3.4 Following the initial feedback, updated proposals were issued to the Council's Planning Officer which sought to address previous comments received, and further feedback was provided in June 2026 which commented on a range of matters. The feedback received throughout the pre-application process has been carefully considered by the applicant and project team and is addressed within the application supporting information, and discussed within this Statement where relevant.

4. The Proposed Scheme

4.1 The proposal is for the conversion, extension and alteration of the building to provide a pharmacy on the ground floor and basement (use class E), two residential apartments (use class C3) on the first floor, together with associated car parking, bin storage and cycle storage.

4.2 The scheme includes a part single, part two storey rear extension to the building. This has been designed to achieve subservience to the existing building, which is achieved through a reduced ridge height compared to the host building, a 440mm setback from the Yarburgh Street elevation, and a splayed corner element. The extension will otherwise comprise red brick elevations with stone and brick detailing, and will have a hipped roof of grey roof tiles. Timber sash windows and timber doors will be specified within the extension. The design approach will ensure that the extension harmonises with the existing building and is appropriate to the Conservation Area location.

4.3 Other external works will be undertaken to the host building as part of the scheme. These will include the installation of a timber shopfront which incorporates traditional design features and will significantly improve the appearance of the building and the Withington Road and Yarburgh Street streetscenes. The premises will have an internal security shutter of an open character which will avoid a requirement for externally mounted security shutters and housing.

4.4 On the Yarburgh Street elevation the existing blocked windows to the canted bay will be reinstated, with traditional timber sash windows proposed. A lightwell will be created beneath this window to enable efficient use of the building accommodation and this will be enclosed with black metal railings. The existing entrance from Yarburgh Street will undergo refurbishment including installation of a traditional timber panelled door with fanlight over. The existing tiled steps will be improved with new tiles provided. Timber sash windows will be provided to existing window apertures which will provide an enhancement in heritage terms compared to the existing UPVC windows. More generally the building will undergo a general programme of refurbishment and maintenance including cleaning of graffiti from brickwork

and removal of any redundant ad hoc paraphernalia from the building's elevations (eg. alarm boxes, cabling etc). No works are proposed to the south elevation and the existing chimney stacks are retained.

4.5 Externally, to the forecourt area to Withington Road the existing stone paving will be cleaned and re-laid to provide a level and safe surface. Black metal railings will be provided around the boundary with the footway, with low planting behind to enhance the appearance of the premises. To the rear area, a new metal sliding gate will be provided which will replace the existing two-leaf opening gates in order to improve vehicular access and safety. When open this will sit behind the retained boundary wall to Yarburgh Street. The rear area will provide car parking for three cars, with an EV charging point provided for use by two of the spaces. Two bin store enclosures will be provided, with separate provision for the commercial unit and the residential elements of the proposal. A secure cycle store enclosure for the residential element of the scheme (comprising two spaces) will be provided adjacent to the residential entrance. Two air conditioning units will be sited to the rear of this space in an area which is set well back and visually screened from Yarburgh Street.

4.6 Internally, the existing floorspace on the ground and basement levels will undergo refurbishment to provide commercial floorspace to be used by the pharmacy, with a ground floor extension being provided to the rear. The layout of this space is shown by the submitted floor plan drawings, which generally accommodate ancillary storage and 'back of house' spaces on the basement level, in addition to a staff cycle store which accommodates four bikes. It is highlighted that the rear extension has been specifically designed in order to accommodate the pharmacy robot which is an essential part of the proposed pharmacy use.

4.7 The first floor of the building will accommodate two x 2 bedroomed apartments. These will be accessed via a staircase leading from the residential entrance off Yarburgh Street via a flight of stairs. Both apartments will measure 61m2 to satisfy the Nationally Described Space Standard requirement. Individual bedrooms also meet the requirement. The internal layout ensures that all habitable rooms will achieve good levels of natural light and outlook. The apartments will comply with all relevant building regulations in terms of energy performance

and efficiency. The accommodation will be attractive to a wide range of future occupiers including young professionals and couples, key workers as well as people wishing to downsize. It will contribute to the mix of accommodation in the area and meet local needs.

4.8 Overall, it is confirmed that the proposals have been designed in a sensitive manner which responds to the site context, and will integrate and enhance their surroundings. The scheme also responds to the feedback received from the Council during pre-application discussions, as well as the input from a wider project team incorporating a range of specialists. An appraisal of the scheme against the relevant planning policy context is detailed at Section 6 of this Statement.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF);
- National Design Guidance (NDG);
- The Development Plan for Manchester; and
- Other relevant supplementary policy and guidance.

National Policy

National Planning Policy Framework

5.2 The National Planning Policy Framework (NPPF) was revised in August 2026, and replaces the Framework published in December 2024. The updated Framework sets out national planning policy in a clearer and more comprehensive manner and incorporates a number of substantive reforms designed to boost housing supply and unlock economic growth in the years ahead. A presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

5.3 The Framework separates decision-making policies in the Framework from those relating to plan-making. The approach is intended to:

- make development management more certain, consistent and streamlined
- standardise policies that apply across the whole of England
- reduce duplication and avoid unjustified local deviation from national policy in local plans

5.4 The following decision-making policies are considered to be relevant to the determination of the application proposal:

Section 3: Decision-making Policies

5.5 **DM1: Preparing development proposals** — Proposals for major development should be informed by early engagement with the local planning authority and other to seek to resolve key planning matters prior to the submission of a planning application. Applications should be accompanied by a Planning Statement which should identify how a development proposal is consistent with relevant development plan and national decision-making policies; outline the outcome of pre-application engagement and identify the proposed use of any planning obligations to make the proposal acceptable in planning terms (where relevant).

5.6 **DM2: Information requirements** — To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C).

5.7 **DM3: Determining development proposals** – Advises that when considering development proposals, local planning authorities should: work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision; take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact; and take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.

5.8 **DM6: Use of planning conditions and obligations** – Advises that planning conditions should only be attached to planning permissions and other associated consents for development where they are: necessary to make the development acceptable in planning terms; relevant to the development and to planning considerations generally; sufficiently precise to make them capable of being complied with and enforced; and reasonable in all other respects.

Section 4: Achieving Sustainable Development

5.9 **S3: Presumption in favour of sustainable development** – States that decisions on development proposals should apply a presumption in favour of sustainable development. This means that Policy S4 in this Framework should be applied when considering development proposals within settlements; and in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

5.10 **S4: Principle of development within settlements** – States that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:
    i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
    ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

5. Meeting the Challenge of Climate Change

5.11 **CC2: Mitigation of climate change** - In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles; support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities; use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b); and take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site.

5.12 **CC3: Adaptation to climate change** – Advises that development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should, where relevant to the proposal: be located where the risk of flooding is minimised, or can be managed and the development made safe without increasing risk elsewhere, in accordance with policies F4, F5, F6, F7 and F8; incorporate sustainable drainage systems to manage surface water flow rates and reduce volumes of runoff in accordance with policy F8; and, use design approaches which minimise risks from overheating in accordance with policy DP3(2)(b), and include green infrastructure and suitable tree planting in accordance with policies DP3(2)(c) and N3.

6. Delivering a sufficient supply of homes

5.13 **HO7: Meeting the need for homes** – States that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence.

12. Making Effective Use of Land

5.14 **L2: Making effective use of land** – States that substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required);
c. Making effective use of previously developed land and buildings through temporary uses; or
d. Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages).

5.15 **L3: Achieving appropriate densities** – States that development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places. To contribute to making efficient use of land within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework).

5.16 Where development proposals for residential or mixed-use schemes are within reasonable walking distance of a well-connected station (applying the definitions in the glossary at

Annex B), a density of at least 35 dwellings per hectare should be achieved within the net developable area of the site. Higher densities – of at least 45 dwellings per hectare – should be achieved where the service frequency is at least twice that of the minimum required for a well-connected station. Exceptions to meeting these minimum standards should be made only in the case of:

i. Sites which fall below the threshold for major development where it can be demonstrated that meeting the standard is either inappropriate or not possible; or
ii. Development for traveller sites.

5.17 The minimum densities in paragraph 2(c) of this policy should be exceeded where possible, especially in areas of high connectivity, to optimise the efficient use of land. The Connectivity Tool (Connectivity Tool - GOV.UK) should be used alongside other relevant quantitative or qualitative evidence in assessing the connectivity of particular locations proposed for development.

14. Achieving Well-Designed places

5.18 **DP3: Key principles for well-designed places** – Advises that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3. The policy goes on to set out other principles that contribute to the achievement of well-designed places, including liveability, climate, nature, movement, built form, public space, and identify.

15. Promoting Sustainable Transport

5.19 **TR3: Locating development in sustainable locations** – States that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.

5.20 **TR4: Street design, access and parking** – States that to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should: give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services; incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport; ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility); and, provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.

5.21 **TR6: Assessing transport impacts** – States that in assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself. Development proposals should be considered having regard to these potential impacts and the other policies in this Framework which are relevant (including TR3, TR4 and DP3(2)(d)). Development proposals should be refused if they would have a severe adverse impact on the transport network (in

terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

17. Pollution, public protection and security

5.22 **P3: Living conditions and pollution** – States that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. The policy refers to achieving adequate living conditions for occupiers and users, and identifies natural light, air quality, artificial light, noise and water quality.

5.23 **P4: Impact of development on existing activities –** States that existing businesses, community facilities, public services and defence and security activities should not have unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established.

5.24 **P5: Maintaining public safety and security –** States that development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made). This includes identifying potential safety risks and proportionate mitigation opportunities through the design of the scheme, including where particular groups may be vulnerable to crime, or to the fear of crime.

18. Managing Flood Risk and Coastal Change

5.25 **F4: Assessing flood risk for decision-making** — States that to inform the assessment of flood risk and, where relevant, appropriate mitigation, a site- specific flood risk assessment should accompany all development proposals in Flood Zones 2, 3a, and 3b as defined in Annex F, table 1.

5.26 **F7: Ensuring development is safe from flooding** — Advises that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

5.27 **F8: Sustainable drainage systems and watercourses** — States that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.

19. Conserving and enhancing the natural environment

5.28 **N2: Improving the natural environment** — Requires development proposals to contribute positively to the natural environment, and support nature's recovery. Amongst other things the policy seeks to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs; and, ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

5.29 **N3: Trees in new development** — In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should, amongst other things, make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

20. Conserving and enhancing the Historic Environment

5.30 **HE4: Securing the conservation of heritage assets** – advises that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable

communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

5.31 Any harm to, **or** loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.

5.32 **HE5: Assessing effects on heritage assets** – advises that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

5.33 Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

5.34 **HE6: Proposals affecting designated heritage assets –** advises that when considering the potential effect of a development proposal on the significance of a designated heritage

asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Development proposals which would have a positive effect on a designated heritage asset should be supported.

5.35 Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5.36 **HE7: Decisions on non-designated heritage assets –** advises that development proposals which would have a positive effect on a non-designated heritage asset should be supported. 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.

The National Design Guide

5.37 The National Design Guide was adopted in 2021 and outlines national design guidance for creating beautiful, enduring, and successful places. It provides practical planning advice around the 10 characteristics informing well-designed places: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.

Local Policy

The Development Plan for Manchester

5.38 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995); and,
- Places for Everyone (PfE) March 2024.

The Core Strategy Development Plan Document (July 2012)

5.39 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.

- Spatial Objective SO2 'Economy' supports a significant further improvement of the city's economic performance, to spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

- Spatial Objective SO3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.

- Spatial Objective SO5 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

- Policy SP 1 'Spatial Principles' states that a key spatial principal which will guide the strategic development of Manchester will be the emphasis on the creation of neighbourhoods of choice. Development should enhance or create character; make a positive contribution to the health, safety and wellbeing of residents; consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment; minimise emissions, ensure the efficient use of natural resource and reuse previously developed land wherever possible; and improve access to jobs and services by being located to reduce the need to travel and provide good access to sustainable transport provision.

- Policy H 1 'Overall Housing Provision' sets out that approximately 60,000 new dwellings will be provided for in Manchester over the period 2009 to 2027. New residential will need to take account of the need to: provide house types to meet a diverse and growing population; support growth on previously developed sites in sustainable locations; contribute to the Council's design principles in terms of character, amenity space and parking provision; address deficiencies in, physical, social or green infrastructure, prioritise sites in close proximity to centres of high frequency public transport routes; consider environmental constraints; and be designed to give privacy to both its residents and neighbours.

- Policy H 6 'South Manchester' states that the sub area of South Manchester will accommodate 5% of new residential development over the lifetime of the Core Strategy.

- Policy T 2 'Accessible areas of opportunity and need' states that new development will be actively managed to ensure that new development is easily accessible to the city's main economic drivers and is easily accessible by walking, cycling and public transport.

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

- Policy EN 3 'Heritage' states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all development must follow the principle of the energy hierarchy: to reduce the need for energy through design features that provide passive heating, natural lighting and cooling; to reduce the need for energy through energy efficient features such as improved insulation and glazing; to meet residual energy requirements through the use of low or zero carbon energy generating technologies.

- Policy EN 8 'Adaption to Climate Change' states that new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of buildings and associated external spaces. Regard should be had to: minimisation of flood risk by appropriate siting, drainage and treatment of surface areas to ensure rain water permeability; reduction of urban heat island effect through the use of green infrastructure, green roofs and tree cover; controlling over-heating of buildings through passive design; providing linked and diverse green space to enhance natural habitats which will assist species adaptation.

- Policy EN 9 'Green Infrastructure' states that new development will be expected to maintain, and where opportunities arise, enhance green infrastructure.

- Policy EN 14 'Flood Risk' states that all new development should minimise surface water run-off through sustainable drainage systems and use of Green Infrastructure.

- Policy EN 15 'Biodiversity and Geological Conservation' states that developers will be expected to enhance, restore or create new biodiversity, either on site or adjacent.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; and effects relating to archaeological or built heritage.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

5.40 The Unitary Development Plan (UDP) was superseded by the Core Strategy in 2012. However, a number of UDP policies have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

5.41 Policy DC1 relates to 'Residential Extensions' and the following sub-points are relevant:

- DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to: a. the general character of the property; b. the effect upon the amenity of neighbouring occupiers; c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; d. the overall appearance of the proposal in the street-scene; e. the effect of the loss of any on-site carparking.

- DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria: a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); b. they do not create an undue loss of sunlight, daylight or privacy; c. they are not out of character with the style

of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details; d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

- DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve: a. rearward extensions greater than 3.65m (12 ft) in length; b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway; c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows; e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

- DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

- Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

- DC18 'Conservation Areas' advises that the Council will give particularly careful consideration to development proposals within conservation areas. Development proposals adjacent to conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of conservation areas.

- DC7.1 'New Housing Development' seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.

- DC26.1 'Development and Noise' states that the Council will consider the implications of new development proposals which are likely to be generators of noise, and the effect of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone Joint Development Plan Document, 2024

5.42 The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Manchester. The following policies are of relevance to the proposed development being considered:

- Policy JP-S1: Sustainable Development states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.

- Policy JP-S2: Carbon and Energy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

- Policy JP-S4: Flood Risk and the Water Environment states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk by: amongst other things locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.

- Policy JP-S5: Clean Air states a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: amongst other things, locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution.

- Policy JP-S6: Resource Efficiency states the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:

  1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
  2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
  3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

- Policy JP-J1: Supporting Long-Term Economic Growth states that a thriving, inclusive and productive economy will be sought in Greater Manchester boroughs. There will be an emphasis on, amongst other things, maintaining a very high level of economic diversity across our boroughs providing the high-quality; and sustainable living environments that will help to attract and retain skilled workers.

- JP-H1: Scale, Distribution and Phasing of New Housing Development states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their

distribution will support the Plan's overall strategy which enables people to reduce the need to travel.

- JP-H3: Type, Size and Design of New Housing states that development across the plan area should seek to incorporate a range of dwelling types and sizes.

- JP-H4: Density of Housing states that 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-G7: Trees and Woodland aims to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.

- Policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

- Policy JP-P2 Heritage states that the Council will act to proactively manage and work with partners to positively conserve, sustain and enhance the historic environment and heritage assets and their settings.

Other Relevant Policy

5.43 Manchester City Council have also adopted a number of supplementary planning documents and other guidance which although not forming part of the Development Plan are material considerations in the determination of a planning application. These documents are noted below:

South Manchester Regeneration Framework (2008)

5.44 South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the South Manchester Regeneration Framework (SRF) is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness. The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high-quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods. The SRF identifies a key issue for the area as providing a wider choice of housing to attract and retain residents.

The Guide to Development in Manchester Supplementary Planning Document and Guidance (2007)

5.45 This document aims to support and enhance the on-going development of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.

Providing for Housing Choice Supplementary Planning Document and Planning Guidance (2008)

5.46 This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision. The document confirms that the trigger for affordable housing being sought is developments of 15 or more dwellings or on sites of 0.3 hectares or more.

Manchester Residential Quality Guidance (2016)

5.47 The Manchester Residential Quality Guidance was published in 2016 and seeks to outline the considerations, qualities and opportunities that will help to deliver high-quality residential development across Manchester. The document is a material consideration in the determination of a planning application.

Design for Access 2 (2003)

5.48 This is the Council's best practice guidance on inclusive design standards. It sets out the City's aspirations for inclusive development and is intended for use by architects, planners, engineers, landscape architects and other designers. The document acknowledges that when dealing with the constraints imposed by existing buildings it may not always be possible to meet the access standards set out within the document.

Whalley Range Conservation Area Guidance

5.49 Manchester City Council have produced a range of online guidance relating to development in the Whalley Range Conservation Area. It advises that development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and the colour of materials.

5.50 For the reasons given in section 6 below it is considered that the proposal is consistent with the above planning policy guidance.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Residential Development;
- Pharmacy Use;
- Design Considerations;
- Heritage;
- Potential Impact on Amenity;
- Sustainable Development: Economic, Social and Environmental Benefits;
- Highways, Accessibility, Parking and Servicing;
- Crime and Security Matters;
- Disabled Access;
- Ecology and Trees;
- Contamination; and
- Flood Risk.

Principle of Residential Development

6.2 The application building is currently vacant and has been without use for over 15 years. It is in a very poor visual condition including deteriorated fabric and extensive graffiti which has a negative impact on the surrounding area. This is particularly pronounced as its corner position and location within Whalley Range Local Centre means that it has an increased degree of visibility and prominence. The current condition of the site has a negative impact on the area. The proposed scheme therefore represents an important opportunity to bring the building / site back into active positive use and contribute to the local area by providing a commercial use and two residential apartments. The proposal will enable this existing building on brownfield land to be brought back into use to two apartments, which will result in an efficient use of land in accordance with local and national planning policy objectives.

6.3 The site is in an accessible and sustainable location and there is good access on foot to a range of amenities to meet the day-to-day needs of residents, as well as access to public transport including nearby bus services. The provision of new housing on the site will also make a small but meaningful contribution to the Council in meeting its housing need, including the targets set by Core Strategy Policy H 1 to provide 60,000 new dwellings between March 2009 and March 2027; and PfE policy JP-H1 'Scale, Distribution and Phasing of New Housing Development' which states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.

6.4 Core Strategy Policy H 1 also advises that 90% of residential development will be on previously developed land, including the renewal of areas characterised by poor quality housing, and will be prioritised. It goes on to state that new developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works.

6.5 The proposed development is consistent with these provisions and will provide housing by utilising sustainably located brownfield land and an existing building which is in need of investment, thereby contributing to renewal. The development will also help to reduce pressure to develop on less sustainable greenfield and Green Belt land to meet housing needs.

6.6 PfE policy JP-H3 'Type, Size and Design of New Housing' states that development across the plan area should seek to incorporate a range of dwelling types and sizes. Policy JP-H4 'Density of Housing' states that 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.

6.7 Core Strategy Policy H 6 advises that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. Outside the district centres the priority will be for housing which meets identified shortfalls. The proposal will contribute to meeting this demand through the provision of two 2 bedroom apartments,

that will be attractive to a wide range of occupiers including first time buyers, young professionals, key workers, and older people.

6.8 At a national level NPPF Policy HO7 states that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community. The provision of two apartments will make a positive contribution to meeting local needs. In this respect it is noted that the Council's Housing Need Assessment 2023 identifies a dwelling type/size/mix based on the demographic scenario relating to the period 2022 to 2039 of 35-40% provision for 2 bed market dwellings. The provision of 2 bed apartments will positively contribute to a more balanced housing offer and is appropriate given the sustainable and accessible location of the site within a Local Centre.

6.9 The proposal involves development within an existing settlement. Policy S4 of the NPPF confirms that proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. As discussed within this Statement it is confirmed that there are no impacts associated with the development which would have adverse effects, and there are certainly no impacts that would outweigh the benefit of providing new and improved residential accommodation within a settlement.

6.10 The development is also consistent with NPPF Policy L2 which states that substantial weight should be given to the benefits where a development will make better use of underutilised land and buildings, and create additional homes or floorspace by using the airspace above existing premises.

6.11 NPPF Policy L3 supports development which makes efficient use of land within settlements and supports increased density of development. The development will achieve a density of approximately 46.5 dwellings per hectare. The site is within approximately 1.3km of Firswood Metrolink Station (approximately 15 minutes walk) which is considered to be a well-connected station, and the increased density on the site is therefore consistent with Policy L3. The high level of accessibility of the site is reflected in a Connectivity Score of 82.

6.12 In summary, the principle of residential apartments complies with Core Strategy Policies H 1 and H 6; the 'Providing for Housing Choice' Supplementary Planning Document'; and the 'South Manchester SRF'. NPPF policies L2, L3, and HO7 are also met and give substantial weight to the principle of development.

6.13 The scheme will be associated with a series of positive planning and regeneration benefits including:

- Redevelopment of an existing building / previously developed site which will help to address housing demand in Manchester and reduce pressure to develop greenfield and Green Belt sites.

- The proposed accommodation will be developed to a high standard and provide housing for a wide range of occupiers in a highly accessible and sustainable location, within close proximity to local shops, services and amenities.

- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.

- Securing direct investment into the local community through the provision of jobs during the construction period and spending by future residents in local shops.

- Increased natural surveillance that will improve security and help reduce the fear of crime.

- Design improvements to the exterior of the building and external areas of the site, which will result in visual improvements to the site and streetscene.

6.14 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

6.15 It is important to highlight that the proposed scheme is also deliverable on the site for the following reasons:

- **It is Available** – The applicant owns the site and is therefore in a position to develop it once planning permission is secured.
- **It is Suitable** – The suitability of the site for class E use and residential development is confirmed throughout this report, by reason of its sustainable accessible location in close proximity to a wide array of amenities and services.
- **It is Achievable** – There are no policy restrictions or development constraints that would impact on the scheme's deliverability. Should planning permission be granted, the applicant is keen to commence works on site immediately.
- **It is Viable** – The scheme is viable and deliverable in the short-term.

Pharmacy Use

6.16 The lawful use of the ground floor and basement of the building is Use Class E as it was previously used as an estate agents / letting office. A pharmacy also falls within Use Class E and there is no material change of use involved. Moreover, it is also confirmed that a pharmacy (Use Class E) is an appropriate use for this location within Whalley Range Local Centre.

Design Considerations

6.17 The application site is located within the Whalley Range Conservation Area, whilst the building itself dates from the Victorian period and is considered to be of some local heritage value in its own right. The proposed scheme has been designed through an iterative process, including through pre-application consultation with the Council, in order to meet the design brief to sympathetically restore and extend the property, bring it back into active use as a pharmacy on the ground floor and basement, and provide high-quality attractive residential accommodation on the first floor.

6.18 The design approach aligns with Policy DP3 of the NPPF as the scheme has been carefully developed to respond to the context including the history and character of the site and its

setting, whilst also incorporating appropriate materials and reflecting existing architectural features of the building. The works to the existing building are associated with restoration of building fabric and include the insertion of a traditional shopfront and timber windows and doors. The detailing of these reflects the Victorian character of the building such as moulded timber detailing to the shopfront, timber sash windows, and panelled timber doors. Signage will be applied for through an application for advertisement consent but this will follow a traditional approach and will not include internal illumination.

6.19 With regards to the rear extension, this has been carefully designed to reference the existing building. It will comprise red brick elevations with a hipped tiled roof. Windows will be vertically proportioned sashes with surrounding brick detailing, and stone cills. Importantly the extension has been designed to be subservient to the existing building which reflects best practice. This is achieved through a lower eaves height to the roof form which is part two and part single storey, as well as a 440mm set back from the Yarburgh Street elevation. Moreover, its overall footprint and scale ensures that it appears as a subservient and proportionate extension to the building and visually reads as a comfortable addition. The two storey element of the extension projects only 3.6m beyond the rear elevation when viewed from Yarburgh Street and this is in line with guidance for two storey rear extensions contained within Saved UDP Policy DC1.

6.20 Given the poor condition of the building, which requires significant investment, the scale of extension is an important aspect of the proposal and will allow the first floor of the (extended) building to provide two x 2 bedroom apartments which meet Nationally Described Space Standards. A reduced scale would have an adverse impact on the quantum of accommodation achievable and would also not achieve an efficient use of land. In terms of density, the proposal will provide two residential dwellings on the site which equates to a dwelling density of 46.5 dwellings per hectare, which satisfies the minimum 35 dwellings per hectare requirement noted by NPPF Policy L3.

6.21 The proposal includes extensive repairs to brickwork, stone detailing, roof coverings and rainwater goods, including the cleaning of graffiti from the building's elevations. In combination with the other application works, these will have positive design impacts which will enhance the contribution that the building makes to the streetscene and local context.

6.22 The proposed scheme will also provide enhancements to the external areas of the site. To Withington Road this will include cleaning and relaying the existing stone paving to the forecourt area, and installing black metal railings with low level planting. The rear area is currently in a poor condition and has a negative impact on the Yarburgh Street streetscene. The proposal will enhance the appearance of the area whilst bringing it back into functional use for car parking, cycle storage and bin storage. These arrangements have been carefully considered from a functional perspective, as well as ensuring that these can be integrated sensitively in terms of visual impact including when viewed from Yarburgh Street.

6.23 For the reasons given above the scheme will be of a high-quality design which will enhance the building through a series of repair works, whilst a rear extension is proposed which has been designed to respond positively to the site building and local context whilst ensuring it is subservient to the existing building. On this basis it is concluded that the proposal is consistent with design provisions of the NPPF and NDG; Core Strategy Policies EN 1 and DM 1 of the Core Strategy; UDP Policy DC1; PfE policy JP-P1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Guidance document.

Heritage

6.24 As noted previously the subject building is located within the Whalley Range Conservation Area, whilst it is also considered to be a non-designated heritage asset. The application is supported by a Heritage Statement prepared by Node. This report considers the heritage significance of these assets and assesses the impact of the application proposal upon this significance. The report concludes that the scheme will have positive heritage impacts including through the reuse and repair of the building, and its sensitive extension. On this basis the proposal is in accordance with Core Strategy Policy EN1 and EN3, PfE policy JP-P1 and JP-P2; Saved UDP Policy DC19; the Guide to Development in Manchester SPD; and relevant heritage policies within Section 20 of the NPPF.

6.25 As the proposal is not judged to cause an adverse heritage effect it is not necessary to demonstrate public benefits to weigh against such impact. Nevertheless, as evidenced throughout this Statement it is clear that there are a range of public benefits that will be achieved and weigh positively in the determination of the application.

Potential Impact on Amenity

6.26 With regards to the scheme's potential impact on residential amenity, two issues require consideration: whether the proposed scheme will maintain a satisfactory level of amenity for neighbouring uses; and, whether the design will ensure that future occupants of the scheme are able to enjoy a satisfactory level of amenity.

Neighbouring Uses

6.27 The application building is in an area which is characterised by a mix of uses which reflect its Local Centre location. There is a mix of commercial uses present, with the upper floors of buildings often accommodating apartments. There are also purpose-built apartment buildings present, as well as houses.

6.28 To the south of the site is The Range Medical Centre; to the east a vape shop with residential accommodation above; to the north a pharmacy with residential accommodation above; and to the west on the opposite side of Withington Road various commercial uses with residential accommodation above. The proposed pharmacy use on the ground floor is wholly appropriate within this Local Centre location and will be compatible with adjacent and other neighbouring uses. Similarly, the proposed residential accommodation is wholly appropriate within this context. Whilst the reuse of the building will bring about an increase in activity, given the scale of the proposals this activity will be modest and will not be at a level which would cause adverse amenity impacts for any neighbouring uses, especially when taking account of the site's Local Centre location where a level of activity is to be expected.

6.29 With regards to the proposed extension this will have a separation distance of approximately 13m from the adjacent property to the east (a vape shop with residential accommodation above). It is highlighted that the windows on the gable of this building which face towards the site are to bathrooms / non-habitable rooms (see figure 6.1 below), there are therefore no amenity concerns in terms of loss of privacy or natural light.



Figure 6.1: View of the gable of 4 Yarburgh Street located to the east, showing bathroom windows on the first floor of the gable.

6.30 In addition to the proposal not raising any specific amenity impact for neighbouring properties, it is highlighted that in more general terms the proposal will enhance neighbouring amenity by returning a vacant building, which currently has a negative visual impact on the surroundings, back into active use and improving its appearance.

6.31 For the above reasons it is confirmed that the proposed scheme will not have an adverse impact on the amenity of residents of neighbouring buildings, rather it will have positive impacts.

Proposed Dwellings

6.32 Future residents will be provided with a good level of amenity in terms of outlook and privacy. The proposed scheme will be of a high standard of design in terms of living accommodation, sound proofing, natural lighting and ventilation. The properties have been designed to meet Nationally Described Space Standards in terms of overall apartment size and room sizes. A good level of outlook will be provided from the accommodation, and future residents will have a good level of privacy. For the windows located on the east elevation of the extension there will be a c.13m separation distance to the gable elevation of 4 Yarburgh Street which will ensure a good level of outlook.

6.33 Although the site will not be provided with any external amenity space it is noted that this is not unusual for residential properties located in Local Centre locations such as this where properties are located above commercial uses, whilst introducing balconies would likely appear incongruous to this heritage building within a Conservation Area. Notwithstanding this it is noted that Alexandra Park is only approximately 300m to the east, which provides open space and a range of amenities.

6.34 The application is accompanied by an Environmental Noise Survey and Noise Impact Assessment Report prepared by Hann Tucker Associates. This concludes that the prevailing noise climate at the site is dominated by road traffic noise, with the highest noise exposure affecting the façades overlooking Withington Road and lower levels experienced to the more screened elevations. Based on the measured noise levels, the site is considered suitable for residential use in acoustic terms, subject to the incorporation of appropriate mitigation measures as part of the detailed design. In particular, the proposed apartments will require alternative means of background ventilation, together with suitably specified glazing and ventilators and/or mechanical ventilation, in order to achieve acceptable internal ambient noise levels. These details can be agreed and controlled via planning conditions.

6.35 With regard to the non-residential element of the scheme, noise associated with the proposed fixed plant and the operation of the proposed pharmacy can be controlled to an acceptable level through appropriate design, selection and attenuation measures. Suitable plant noise emission limits and commercial break-out limits have been proposed with reference to the prevailing background sound levels and relevant local authority requirements. In addition, the separating floor and associated flanking paths between the pharmacy and the proposed apartments above will need to be designed carefully to control structure-borne and airborne noise transfer. Based on the conclusions of the Environmental Noise Survey and Noise Impact Assessment Report it is concluded that noise factors can be controlled through appropriate mitigation and use of planning conditions which will ensure that noise does not result in adverse amenity impacts for future residents of the proposed development, or existing residents living within the vicinity of the site.

6.36 For the reasons discussed above, the proposed scheme will ensure a sufficient level of amenity is achieved for future residents of the scheme whilst safeguarding the amenity of nearby uses. On this basis the scheme accords with policy DM 1; Saved UDP policy DC26; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Design Guidance. At a national level relevant requirements of NPPF Policies DP3, P3 and P4 are complied with in relation to achieving and safeguarding amenity.

Sustainable Development: Economic, Social and Environmental Benefits

6.37 The NPPF advises that achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. This includes economic, social and environmental needs. The proposal will have high sustainability credentials as a result of the benefits it will bring. These include:

Economic Benefits

6.38 The proposed development will bring a number of economic benefits during and post construction. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the City from achieving its economic potential. The proposed residential accommodation will help meet the needs of local people and those moving to the City and thereby contributing to the economy. Together with creating job opportunities during and after the construction phase, the proposed residential accommodation will contribute to Council tax revenue, whilst existing and future retailers/businesses nearby will benefit from increased footfall and spending in the local community. The provision of a ground floor commercial use (to comprise a pharmacy) will also contribute to economic activity, and will contribute positively to vibrancy of Whalley Range Local Centre.

Social Benefits

6.39 The site is located within a mixed-use area where residential accommodation is well established. There is good access to the shops, services and other amenities the area has

to offer, as well as being nearby to open space and recreation facilities, primary and secondary schools and places of worship, which will provide for the needs of future occupants of the scheme. The proposed development will deliver high-quality housing and contribute to the creation of a sustainable community. The high-quality design of the scheme and the repair / restoration of the building will enhance the appearance of the site and the surroundings.

Environmental Benefits

6.40 The proposed scheme will have significant environmental benefits since it involves the conversion of an existing building and redevelopment of a vacant brownfield site, thereby reducing development pressure on greenfield sites. The site is also located in a sustainable and accessible location meaning future residents, and staff / visitors to the commercial use, can travel to amenities on foot and via public transport without there being reliance on private car usage. The scheme will involve the installation of an energy efficient heating system to the dwellings and appliances whilst glazing specifications will ensure good thermal efficiency of the building. Further details on the range of measures that will be incorporated into the scheme to mitigate energy usage and ensure energy efficiency are provided within the submitted Energy Statement prepared by Energy Counsel.

6.41 On the basis of the sustainability benefits that the scheme will provide the application is in accordance with provisions of the NPPF relating to the achievement of sustainable development; Core Strategy Objective SO1 and SO6; Core Strategy Policies SP 1, EN 4, EN 8, EN 9, EN 15 and DM 1; PfE policies JP-S1, JP-S2, JP-S5, JP-S6 and JP-J1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Design Guidance.

Highways, Accessibility, Parking and Servicing

6.42 The site is located in a highly sustainable and accessible location with access to a range of shops, amenities and services locally. The site also benefits from good public transport links, including frequent bus services nearby. Given the highly sustainable and accessible location

of the site it is not considered necessary for future residents or commercial occupiers to rely on private car for travel. Nevertheless, the development will accommodate three car parking spaces for the commercial use. This is considered an appropriate level of provision taking into account the sustainability of site location and the nature of accommodation proposed. One of the car parking spaces will be suitable for disabled users, and two spaces will have EV charging. The car parking layout provides sufficient space for a vehicle to enter the site in forward gear, turn, and exit in forward gear (as demonstrated by swept path analysis provided within the accompanying Transport Statement).

6.43 In order to further support sustainable travel the development will provide a secure / covered cycle store for the apartments (1 space per apartment), whilst space within the basement of the building will allow for storage of 4 bikes by staff of the commercial use. The provision of this cycle storage will help to reduce reliance on the private car, with large parts of south Manchester being within cycling distance.

6.44 The application is supported by a Transport Statement prepared by SCP which considers highway matters in detail. This concludes that the Proposed Development is not expected to generate any material increase in vehicular traffic. The residential element comprises only two apartments, whilst the pharmacy represents the relocation and modest expansion of an existing business. In addition, a significant proportion of trips are anticipated to comprise linked or trip-chained journeys, particularly given the proximity of the Range Medical Centre and other local amenities within Whalley Range. Consequently, many visitors are likely to already be travelling to the area for other purposes and will incorporate visits to the pharmacy into existing journeys rather than generating new vehicle trips. Having regard to the Site's accessible location, the absence of any identified highway safety concerns, and the limited transport impact of the Proposed Development, it is concluded that there are no transport related reasons why planning permission should be withheld. The Proposed Development is therefore considered acceptable in transport terms and is recommended for approval.

6.45 The development provides appropriate bin storage for the proposed uses within the development. Waste collections will take place from Yarburgh Street without obstructing car parking spaces or the access gates.

6.46 On the basis of the above conclusions of the Transport Statement and for the reasons previously given it has been demonstrated that the scheme accords with the transport requirements of the NPPF, PfE, and Core Strategy Policy T 2 and Spatial Objective SO5.

Crime and Security Matters

6.47 The proposed scheme will provide a number of benefits in terms of improved safety and security. This will include returning a vacant building into active use and providing housing which will generate a sense of ownership and responsibility. The development will also provide passive surveillance to this part of Withington Road and Yarburgh Street, with the mixed use nature of the development meaning there will be activity and surveillance throughout the day and evening. The development will also include appropriate security fixtures / fittings to ensure the development is safe including doors, windows, glazing, alarms, access controls, lighting and CCTV. Railings and planting to the front of the building will also help to improve the security of the commercial uses. These measures can be integrated into the development proposal and can be secured by the Council through a planning condition if necessary. In summary the development will improve safety and security, and therefore complies with Core Strategy Policy DM 1 and relevant provisions of the NPPF including policies DP3 and P5.

Disabled Access

6.48 The proposed scheme will provide level access into the ground floor of the commercial unit which will be step-free. In relation to the proposed apartments these are located on the first floor of the building, whilst the residential access is also via a set of external steps. Due to these constraints it has not been possible to provide full disabled access into the two apartments, whilst installing a lift is not feasible without damaging the internal historic wall layout. Given the historic nature of the building and the small number of apartments proposed, it is considered that this is reasonable within the context of the planning application as a whole.

Ecology and Trees

6.49 A Preliminary Roost Assessment report has been prepared by Gritstone Ecology. The building survey has assessed that the building has no features which are likely to be used by roosting bats and has low suitability for use. The proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally. The report concludes that as the building has low suitability for use by roosting bats, no field signs of use by bats were found internally or externally during the inspection, and no further survey work is required. This is partly due to the building being a poor-quality habitat that is heavily disturbed by light and noise, and although the building has features which could be used by roosting bats it is unlikely to be used.

6.50 To ensure that the development provides some ecology benefit a standard planning condition requiring the installation of bat and bird boxes can be added to any approval. The development is less than 0.2 hectares in size and will not affect a priority habitat. On this basis statutory biodiversity net gain is not applicable.

6.51 In terms of trees, it is confirmed that there are no trees on the site that are affected by the proposal. A survey of nearby trees has been completed by Arbtech. It is established that these existing trees are retained and unaffected by the proposed development.

6.52 On the basis of the above the development is acceptable and consistent with national and local planning policies in relation to ecology, BNG and arboricultural considerations.

Contamination

6.53 The application is supported by a Phase I GeoEnvironmental Desk Study, prepared by Earth Environmental & Geotechnical Ltd which assesses the environmental and geotechnical conditions at the site. A site walkover and review of geological, environmental, historical mapping and other available data was undertaken. The assessment identifies the site as previously developed land within an established residential/commercial area, with the majority of the site comprising hardstanding. The overall risk from soil contamination to future residential/commercial users and construction workers is assessed as low, as is the risk to

controlled waters and from ground gas. The risk associated with asbestos-containing materials is assessed as low for future residential users, although an asbestos survey is recommended prior to refurbishment. Overall, the study concludes that no significant geo-environmental constraints have been identified that would, in principle, preclude the proposed redevelopment, subject to the recommended further investigations and appropriate mitigation measures. These mitigation measures can be secured via planning condition.

Flood Risk

6.54 The site is located in flood risk zone 2 and 3 on the Environment Agency Flood Map therefore the requirement for a Flood Risk Assessment is triggered. The application is supported by a Flood Risk Assessment prepared by Earth, Environmental and Geotechnical. The flood risk sequential test does not apply as the development proposals are limited to a change of use and minor (<250m2) extension. It is also highlighted that there is no residential accommodation proposed at ground floor or basement.

6.55 A review of all potential sources of flooding to the application site has been undertaken and the EA consulted to obtain site-specific flood data. The EA's consultation response and flood model data confirm the site is at risk of fluvial flooding from Corn Brook, which is culverted approximately 0.75km north of the site. The site is also at medium risk of surface water flooding, with peak predicted external flood water depths of ≤300mm, and the basement is at risk of groundwater flooding due to shallow local groundwater levels. However, there is no record of flooding from any source within the site.

6.56 The design fluvial flood water level is 30.36mAOD; this is comparable to the peak predicted surface water flood level during the low risk (0.1% to 1.0% annual probability) scenario. The following flood risk mitigation measures are set out within the FRA based on the development proposals and the fluvial, surface water and groundwater flood risk:

- **Flood resistant design** should be incorporated into the development, with an aim of keeping flood water out. Flood resistant design should be introduced to at least 300mm above the design flood water level of 30.36mAOD; this is equivalent to a level

of 30.66mAOD or approximately 0.16m above the inferred ground floor level of 30.5mAOD. Flood resistant design aims to keep flood water out and includes use of impermeable construction materials, floodproof doors and windows, sealed (or raised) service entries and anti-flood air bricks. The basement will require appropriate structural and flood resistant design for the design flood water level of 30.36mAOD, which is approximately 2.5m above the basement floor level. The basement design should also account for groundwater levels of between 1m and 2m below ground level (i.e. above basement floor level) during construction and for long-term flood resistance. Groundwater flow should not be impeded, via the introduction of appropriate external drainage, as required based on ground conditions encountered.

- **Flood resilient design (basement)** – it is recommended that flood resilient design measures be incorporated into the basement, to minimise the damage caused in the event of flooding occurring. Such measures would include the use of water resilient floor coverings (e.g. concrete floors or ceramic tiles rather than carpet), electrical services on a separate circuit from the remainder of the building and water resilient fixtures and fittings. Due to the relatively low probability of flooding, low-cost sacrificial fixtures and fittings may be selected over high-cost flood resilient design.
- A **Flood Warning & Evacuation Plan** should be prepared for the development. The site lies within an EA Flood Alert area and owner/occupier(s) should sign up to the EA's free flood warning service. The Flood Warning & Evacuation Plan would set out the actions to be taken in the event of a Flood Alert being issued or flooding being forecast. The Plan would also detail the site's emergency flood evacuation procedures and the measures to be followed post-flooding, to allow the site to be safely re-opened. It is noted that the residential properties are at first floor level and would remain a safe refuge in the event of flooding occurring.

6.57 In summary, the FRA concludes that, with the recommended mitigation measures, the proposed change of use and rear extension is appropriate and sustainable with regards to flood risk. In particular it is highlighted that the residential accommodation is at first floor level only, whilst flood resilient measures will be used within the development, including ensuring waterproofing of the basement level. On this basis the application flood risk and

drainage reporting it is confirmed that the development complies with provisions of the NPPF and Core Strategy Policy EN 14.

7. Conclusion

7.1 This Planning Statement has been prepared in support of a full planning application for the conversion, extension, and alteration of 119 Withington Road, Whalley Range. The proposed development will bring a prominent, vacant Victorian building back into viable long-term use, securing its sensitive restoration while enhancing the overall visual character and appearance of the Whalley Range Conservation Area.

7.2 The proposal delivers clear planning, social, economic, and environmental benefits, including:

- High-Quality Housing: Delivering two x 2 bedroom apartments that comply with Nationally Described Space Standards, contributing positively to the local housing supply on a highly accessible brownfield site.
- Active Commercial Use: Retaining and extending ground-floor commercial floorspace (Use Class E) to enable the relocation and continued operation of Range Pharmacy, supporting footfall and local health services within Whalley Range Local Centre.
- Heritage & Design Enhancements: Incorporating a subservient rear extension, reinstating traditional timber sash windows and a bespoke timber shopfront, and repairing the existing building fabric to significantly improve the streetscene along Withington Road and Yarburgh Street.
- Sustainable & Safe Transport: Providing dedicated off-street parking (including EV charging), safe access arrangements, and secure cycle storage within a highly walkable area well-served by public transport.
- Environmental & Amenity Protection: Demonstrating through specialist assessments that noise, flood risk, drainage, contamination, and ecology considerations are appropriately managed in accordance with policy requirements.

7.3 The application scheme accords with the decision-making and sustainable development objectives of the NPPF, the Manchester Core Strategy, saved UDP policies, and PfE. In the absence of any severe adverse impacts, and given the significant public benefits delivered

by bringing a degraded heritage asset back into active use, planning permission should be granted without delay.