**October 2026**

# Care Concepts (Manchester) Ltd

Site – Marion Lauder House, 20 Lincombe Road, Wythenshawe, Manchester, M22 1PY

Mission
Town Planning Consultancy

Description of Development; Erection of part two, part three storey extensions to the existing care home (Use Class C2) to provide 54 additional bedrooms (130 in total), following demolition of a detached outbuilding and part of the existing building, together with internal reconfiguration, landscaping, car parking and other associated works.

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# 1 Introduction

1.1 This planning statement has been prepared on behalf of Care Concepts (Manchester) Ltd (herein the applicant) for the extension of Marion Lauder House, an established care home (Use Class C2) at 20 Lincombe Road, Wythenshawe, Manchester, M22 1PY.

1.2 Marion Lauder House is a purpose-built care home, operated by the applicant, providing residential, nursing and specialist dementia care, together with respite and day care services.

1.3 The application seeks to expand and modernise this existing facility, within the established urban area of Wythenshawe, to help meet the significant and growing need for specialist care for older people in Manchester, and in particular for nursing and dementia nursing care in the south of the city.

1.4 This planning submission seeks permission for the following;

> *"Erection of part two, part three storey extensions to the existing care home (Use Class C2) to provide 54 additional bedrooms (130 in total), following demolition of a detached outbuilding and part of the existing building, together with internal reconfiguration, landscaping, car parking and other associated works."*

1.5 This submission is supported by a number of professional and technical statements which are set out below;

- Planning Statement – Mission Town Planning
- Architectural plans and elevations – ADG Architects
- Topographical Survey (88989MCLS-01) – Survey Solutions
- Tree Survey Schedule, Preliminary Tree Constraints Plan and Arboricultural Impact Assessment (26/AIA/MAN/56) – Tree Solutions
- Flood Risk Assessment, Foul and Surface Water Drainage Strategy (Project 0072) – AFA Consulting Engineers
- Landscape Proposal (Revision B) – Studio Verde
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment –Rachel Hacking Ecology
- Transport Statement – Connect Consultants

1.6 The planning submission also comprises the following plans and drawings, as prepared by ADG Architects, in support of the application;

- H2634-ADG-ZZ-XX-DR-A-9001 P0 – Site Location Plan
- H2634-ADG-ZZ-XX-DR-A-0001 P0 – Existing Floor Plans
- H2634-ADG-ZZ-XX-DR-A-0101 P0 – Existing Elevations
- H2634-ADG-ZZ-XX-DR-A-9002 P3 – Proposed Site Plan
- H2634-ADG-ZZ-00-DR-A-0002 P2 – Proposed Ground Floor Plan
- H2634-ADG-ZZ-01-DR-A-0003 P1 – Proposed First Floor Plan
- H2634-ADG-ZZ-02-DR-A-0004 P1 – Proposed Second Floor Plan
- H2634-ADG-ZZ-XX-DR-A-0102 P0 – Proposed Elevations

1.7 Section 2 of this statement looks at the site and its surroundings. Section 3 reviews the planning history. Section 4 looks at the relevant planning policies which the application will be assessed against. Section 5 discusses the development proposals and the engagement undertaken. Section 6 assesses the application against relevant planning policies and any other relevant material considerations, with a particular focus on the need for specialist accommodation for older people. Section 7 considers the planning benefits and balance of the proposal and Section 8 concludes the report.

# 2 The Site

2.1 The application site extends to approximately 0.5 hectares and comprises the existing Marion Lauder House, a purpose-built care home (Use Class C2), together with its associated gardens, courtyards, car parking and service areas.

2.2 The site is located within the Woodhouse Park area of Wythenshawe, in the south of the city of Manchester.

2.3 The site is roughly square in plan and is enclosed on three sides by the public highway, with Lincombe Road to the south-west, Woodhouse Road to the east, and Felskirk Road to the north-west. The Red Beret public house lies immediately to the north of the site.

2.4 The existing care home is predominantly two storeys in height, with facing bricks and with pitched roofs, and is arranged around a series of internal courtyards. The existing building provides approximately 2,893 sqm of floorspace (1,550 sqm at ground floor and 1,343 sqm at first floor) and 76 bedrooms, together with communal lounges and dining rooms and ancillary kitchen, laundry and staff facilities. A small, detached outbuilding of approximately 134 sqm is located to the east of the main building.

2.5 The grounds comprise lawns, courtyard gardens and mature planting, with established laurel hedging and groups of trees to much of the perimeter of the site. These boundary features provide a strong degree of enclosure and screening from the surrounding streets.

2.6 Vehicular access is via Lincombe Road, with a one-way internal circulation route serving car parking along the southern frontage of the site and a small area of parking to the north. The site is predominantly level, with recorded ground levels generally between approximately 68.2m and 70.2m AOD.

2.7 The surrounding area is predominantly residential in character, comprising two-storey houses together with larger blocks of flats along Lincombe Road. The site is well related to local facilities and services within Woodhouse Park and the wider Wythenshawe area, and is served by bus services and the Metrolink Airport line, which serves the Woodhouse Park area. Manchester Airport lies a short distance to the south.

2.8 With regard to designations, the site lies within Flood Zone 1 (low probability of flooding) and is not identified as being at risk of surface water flooding. The site is not within a conservation area and is not understood to contain or adjoin any listed buildings. The site falls within the aerodrome safeguarding area for Manchester Airport.

# 3 Planning History

3.1 The site has been in established use as a care home (Use Class C2) for a number of years and continues to operate as such.

3.2 Of most relevance is application 085782/FO/2008/S2, which was for; Erection of part two storey, part single storey extension to existing 46 bedded nursing home, involving 24 new single en-suite bedrooms, plus a new 12 bedded respite unit with day centre building. Alterations to existing lounge on the front elevation, extension of bedrooms above, 15 additional parking bays with a one way access/exit to improve on site access and new landscaping.

3.3 There are no other planning applications on the site or adjacent that are considered to be material to the consideration of the application.

# 4 Planning Policy

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

4.2 The National Planning Policy Framework (NPPF) is the principal material consideration of national importance, and is given particular weight in this case for the reasons set out below.

## National Policy

4.3 A revised National Planning Policy Framework was published on 17th August 2026, replacing the previous Framework of December 2024. The new NPPF represents a substantial reorganisation of national policy and replaces the former 'tilted balance' test at paragraph 11(d) with a new suite of policies (S3 to S6), known as National Development Management Policies (NDMPs), governing the presumption in favour of sustainable development.

4.4 The Framework continues to confirm that achieving sustainable development means pursuing three overarching, interdependent objectives:

- an economic objective, ensuring sufficient land is available to support growth;

- a social objective, ensuring a sufficient number and range of homes are provided to meet present and future need, alongside well-designed places and infrastructure that support communities' health and well-being; and
- an environmental objective, protecting and enhancing the natural, built and historic environment, making effective use of land and improving biodiversity.

4.5 As demonstrated throughout this statement, the proposed development engages positively with all three objectives – delivering investment, construction activity and new permanent employment (economic), much-needed specialist care accommodation for older people within an established community (social), and the efficient use of a previously developed site with a landscape-led approach and biodiversity net gain (environmental).

4.6 **Policy S3** confirms that decisions on development proposals should apply a presumption in favour of sustainable development, and that **Policy S4** should be applied to proposals within settlements. As the application site lies within the urban area of Manchester, **Policy S4** governs the principle of development. **Policy S4(1)** 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."*

4.7 **Policy HO1** sets out the need to provide accommodation for all groups in the community, specifically including older people and care homes. This is amplified by

**Policy HO5**, setting out the need for differing groups, and **Policy HO9** – Specialist forms of accommodation, which states;

> *"Development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users."*

4.8 **Policy HO7**, a national decision-making policy in Chapter 6 of the Framework ('Delivering a sufficient supply of homes'), provides that:

> *"In applying the policies in this Framework, 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….."*[1]

4.9 **Policies L1 to L3** (Chapter 12, 'Making effective use of land') require development to make efficient use of land, having regard to identified need, the availability of infrastructure and the importance of securing well-designed, attractive and healthy places. The extension of an existing, operational care home on previously developed land within a settlement is a clear example of the efficient use of land promoted by these policies.

4.10 **Policies DP1 to DP4** (Chapter 10, 'Achieving well-designed places') set the Government's expectations for design quality. **Policy DP3(2)** identifies seven principles against which well-designed places should be assessed: liveability, climate, nature,

[1] National Planning Policy Framework (August 2026), Policy HO7(1)

movement, built form, public space and identity. The proposed scheme's response to each of these principles is set out at Section 6.

4.11 **Policies N1 to N6** (Chapter 11, 'Conserving and enhancing the natural environment') require development to conserve and enhance existing natural features such as established trees and hedgerows, and confirm the statutory requirement (subject to specified exemptions) for development to deliver a minimum 10% biodiversity net gain. **Policy N3** protects trees.

4.12 **Policies TR1 and TR2** (Chapter 9, 'Promoting sustainable transport') require a vision-led approach to transport planning and confirm that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

4.13 **Policies F1 to F9** (Chapter 14, 'Meeting the challenge of climate change, flooding and coastal change') require flood risk to be addressed through a sequential and exception-based approach and require sustainable drainage systems to be incorporated in accordance with national SuDS standards (**Policy F8**).

## Planning Practice Guidance

4.14 The Planning Practice Guidance (PPG) provides guidance on how policies in the NPPF should be implemented, and is a material consideration in the determination of planning applications. The PPG deals with a number of matters which are of particular relevance to housing for older people, as follows;

*"Why is it important to plan for the housing needs of older people? The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems." [Paragraph: 001 Reference ID: 63-001-20190626]*

*"Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need." [Paragraph: 016 Reference ID: 63-016-20190626]*

4.15 The PPG also confirms that plan-making authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement, based on the amount of accommodation released in the housing market [Paragraph: 016a Reference ID: 63-016a-20190626].

4.16 Paragraph 11 of the Housing Delivery Test Measurement Rule Book sets out how communal accommodation should be counted, applying a ratio based on the national average number of adults in all households, of 1.8. This is explored further in Section 6 of this report.

## Local Policy

4.17 The statutory development plan for the site comprises the following;

- Places for Everyone Joint Development Plan Document (PfE), adopted by nine Greater Manchester authorities, including Manchester, in March 2024;
- Manchester Core Strategy 2012–2027 (adopted July 2012), as amended by the 2024 Addendum which identifies those Core Strategy policies replaced in whole or part by PfE;
- Saved policies of the Manchester Unitary Development Plan (1995); and
- The Greater Manchester Joint Waste and Minerals Development Plan Documents.

4.18 The following policies of Places for Everyone are considered to be of particular relevance to the proposal;

- **JP-S1** Sustainable Development – supports the efficient use of land and previously developed sites within the urban area;
- **JP-S2** Carbon and Energy – sets out expectations for reducing carbon emissions from new development;
- **JP-S4** Flood Risk and the Water Environment – requires development to manage flood risk and incorporate sustainable drainage;
- **JP-H3** Type, Size and Design of New Housing – seeks a range of housing to meet the needs of all groups, including older people;
- **JP-P1** Sustainable Places – requires development to be of high quality design, responsive to local character and to promote health and wellbeing;
- **JP-G7** Trees and Woodland – seeks the protection of trees and an increase in tree cover; and
- **JP-G9** A Net Enhancement of Biodiversity and Geodiversity – requires development to deliver a net gain for biodiversity.

4.19 The following policies of the Manchester Core Strategy are also considered to be relevant;

- **SP1** Spatial Principles – directs development to sustainable locations within the city's existing urban areas and seeks to create neighbourhoods where people choose to live;
- **EN1** Design Principles and Strategic Character Areas – requires development to respond positively to its context;
- **EN9** Green Infrastructure – seeks to maintain and enhance existing green infrastructure;
- **T2** Accessible Areas of Opportunity and Need – seeks to ensure development is accessible by a choice of transport modes;
- **DM1** Development Management – sets out a range of general considerations, including amenity, design, landscape, parking and servicing;
- **DM2** Aerodrome Safeguarding – requires development within safeguarded areas to have regard to the operational needs of Manchester Airport; and
- **PA1** Developer Contributions.

4.20 The Council's Guide to Development in Manchester Supplementary Planning Document is also of relevance in respect of design and amenity matters.

## Emerging Policy

4.21 The Council has published the Manchester Local Plan (Publication Draft) for consultation under Regulation 19, with the consultation period closing on 28th September 2026, after which the plan is expected to be submitted for independent examination. Once adopted, the Local Plan will replace the Core Strategy and saved UDP policies and will sit alongside Places for Everyone. Given its stage of preparation, the emerging plan carries some limited weight at this time.

4.22 Of greater relevance is the evidence base prepared to inform the new Local Plan, and in particular the Manchester Housing Needs Assessment Update 2026[2], which identifies a substantial need for specialist accommodation for older people, including residential care bedspaces, over the period to 2039. This evidence is considered in detail at Section 6.

4.23 In terms of general housing land supply, the Council's most recent statement indicates that it can demonstrate a five-year supply of deliverable housing sites against its Places for Everyone requirement of 3,533 dwellings per annum. The case for the proposal therefore rests not on a general housing shortfall, but on the specific and evidenced need for specialist care accommodation for older people, which national policy at **Policy HO7** requires to be given substantial weight in its own right.

[2] Manchester City Council, Housing Needs Assessment Update 2026 – Executive Summary

# 5 Development Proposals

5.1 This application seeks to extend and modernise an existing care home within Use Class C2. The proposal comprises two extensions to the existing building: a principal part two, part three storey extension of approximately 755 sqm footprint, and a smaller extension of approximately 123 sqm, together with the demolition of the detached outbuilding and part of the existing building, and the internal reconfiguration of the home.

5.2 The key components of the proposal are summarised below, with further information provided across the submission documents;

- An increase from 76 to 130 bedrooms, providing 54 additional bedrooms – 21 additional bedrooms at ground floor (48 in total), 20 additional bedrooms at first floor (69 in total) and 13 new bedrooms at second floor;
- An increase in floorspace from approximately 2,893 sqm to approximately 5,256 sqm across the three floors;
- New bedrooms of between 15.4 sqm and 16.0 sqm, each with an en-suite, exceeding the minimum standards expected by the Care Quality Commission (CQC);
- Approximately 493 sqm of resident day space across the home, including day space lounges and dining rooms, a library and quiet spaces;
- Each new floor arranged as a self-contained household, served by a nurse station, drugs store, assisted bathroom, assisted WC and sluice;
- New vertical circulation, including a 13-person and an 8-person lift, ensuring step-free access to all floors;

- Improved back of house facilities, including a new kitchen, laundry, plant room, staff room and staff changing and shower facilities; and
- Reconfigured car parking, a dedicated delivery zone and a comprehensive landscape scheme.

5.3 In terms of appearance, the extensions adopt a contemporary, brick-led design with flat roofs and parapets, with contrasting brick detailing and recessed vertical window bays. This has been used to break up the massing and provide visual interest to the building. The extensions have been positioned to sit comfortably alongside the existing two-storey building, and the final materials can be secured by planning condition.

5.4 The windows have been designed with large openings, providing high levels of natural light to bedrooms and communal rooms. This is of particular benefit to residents who may be less able-bodied, and to those living with dementia, for whom good levels of natural light and views of the gardens contribute to wellbeing.

5.5 The landscape proposals, prepared by Studio Verde, provide a high-quality, resident-focused setting for the home. These include a sensory resin walkway around the building, a gardeners' club area with a greenhouse and wheelchair-friendly raised planters, courtyard water features, dayspace terraces with retractable awnings for shade, woodland and meadow planting beneath retained trees, the retention and formal shaping of the existing laurel hedging, new evergreen hedging to the car park, and new tree planting.

5.6 Car parking will be reconfigured to provide 22 spaces, including accessible bays, together with a dedicated delivery zone for servicing. Access will continue to be taken from Lincombe Road.

5.7 As the care home is registered with the CQC, the development will be fully accessible to people with restricted mobility and people living with dementia, and will comply with the necessary legislation.

## Pre-Application and Community Engagement

5.8 Throughout the preparation of the submission the applicant has sought to address the issues raised, and the submission is the culmination of these efforts.

# 6 Development Considerations

6.1 The following sets out how the proposal, as described in Section 5 of this report, conforms with the national and local planning policies set out within Section 4. This report should be read in conjunction with the associated reports which support this application, as listed in Section 1.

6.2 This section assesses the proposals against the development plan and national planning policy, as well as other relevant material considerations. Given the nature of the proposal, particular attention is given to the need for specialist accommodation for older people.

## Principle of Development

6.3 The application site lies within the established urban area of Manchester and comprises previously developed land in a long-established care home use. The proposal does not involve any change of use, but rather the extension and modernisation of an existing facility within Use Class C2.

6.4 As the site lies within a settlement, **Policy S4** of the new NPPF applies. This provides 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 of the Framework. None of the national policies which require refusal in specific circumstances – such as those

relating to Green Belt, habitats sites, designated heritage assets or areas at risk of flooding – is engaged by this site.

6.5 The proposal is also consistent with the spatial approach of the development plan. **Policy JP-S1** of Places for Everyone and **Policy SP1** of the Core Strategy direct development to sustainable locations within the existing urban area and prioritise the use of previously developed land. The application site is such a location, which is well served by public transport, and is integrated within an established residential community.

6.6 Further support is provided by **Policies HO1, HO5 and HO9** of the new NPPF, which require the needs of older people, including those requiring care homes, to be addressed, and by **Policy HO7**, which requires substantial weight to be given to the benefits of providing accommodation that meets evidenced needs. The extension of an existing, well-established care home is also an especially efficient means of meeting this need, consistent with **Policies L1 to L3**.

6.7 For these reasons, the principle of the proposed development is considered to be acceptable and supported by both national and local planning policy, subject to the detailed considerations set out below.

## The need for specialist accommodation for older people

6.8 The need to provide accommodation for older people is described by national guidance as critical. The PPG highlights that people are living longer, that the number of people aged 85 and over nationally is projected to double between 2016 and 2041, and that a better choice of accommodation can help to reduce costs to the social care

and health systems. Where there is an identified unmet need for specialist housing, the PPG requires local authorities to take a positive approach to schemes that propose to address it.

6.9 This national position is directly reflected in Manchester's own evidence. The Manchester Housing Needs Assessment Update 2026, which forms part of the evidence base for the emerging Local Plan, covers the period 2022 to 2039 and identifies the following;

- A need for 2,431 additional units of accommodation for older people by 2039;
- Of which, a need for 510 additional residential care bedspaces;
- Together with 353 Extra Care units and 1,568 other types of older persons' accommodation; and
- A recommendation that the Council continues to review the need for residential care.

6.10 This updates the Council's earlier Housing Need Assessment (2023), which similarly identified a need for 3,789 additional units of accommodation for older people by 2039, including 534 residential care bedspaces. The need for additional care bedspaces in the city is therefore a consistent and established finding of the Council's own evidence base.

6.11 Importantly, extra care and other forms of independent older persons accommodation, while valuable, cannot meet the needs of people requiring 24-hour nursing and specialist dementia care, which can only be provided within a registered care home of the type proposed. The 510 residential care bedspaces identified in the

Housing Needs Assessment therefore represent a distinct need, which the proposal directly addresses.

6.12 The Council's own commissioning evidence demonstrates that this need is most acute in precisely the type of care, and the part of the city, served by Marion Lauder House. The Market Sustainability Plan for Care Homes 65+ prepared by the Council and the Manchester Local Care Organisation[3] reported that, of 123 available older persons' care home beds in the city, only 44 were registered nursing beds. The figures reported were as follows;

- General residential – 639 beds, 54 available (92% occupancy);
- Dementia residential – 435 beds, 25 available (94% occupancy);
- General nursing – 457 beds, 36 available (92% occupancy); and
- Dementia nursing – 264 beds, only 8 available (97% occupancy).

6.13 The Market Sustainability Plan further identifies that capacity problems are more acute in the south of the city, which had lost 191 care home beds over the preceding twelve months as a result of closures, and that many further beds were unavailable due to staffing pressures, particularly in dementia nursing units. The Plan identifies addressing the under-supply of nursing beds in the south and central localities as a key market development aim, and states the Council's intention to work with existing providers able to *"increase the availability of nursing beds through estate expansion"*.

6.14 The Plan also recognises that much of the city's existing care home estate is older and requires significant investment to bring it up to modern standards, including the

[3] Manchester City Council and Manchester Local Care Organisation, Market Sustainability Plan: Care Homes 65+ and Homecare 18+ (2023)

provision of en-suite rooms and effective shared spaces. The proposal responds directly to this by delivering 54 new en-suite bedrooms and substantially improved communal and back of house facilities within an existing, well-managed home.

6.15 Marion Lauder House is an established provider of nursing and specialist dementia care in Wythenshawe, in the south of the city. The proposal is precisely the form of investment by an existing provider, through the expansion of its estate, that the Council has identified as necessary to address the shortfall in nursing and dementia nursing capacity.

6.16 In quantitative terms, the 54 additional bedspaces proposed would meet approximately 10.6% of the total residential care bedspace need identified for the whole city to 2039, from a single, deliverable site within an existing operational care home.

6.17 The extension of an existing home also offers particular advantages in terms of deliverability and timing. The applicant is an established operator with an existing workforce, management structure and supporting infrastructure on site, and the proposal does not rely on the acquisition of a new site or the establishment of a new service. This means the additional capacity can be brought forward quickly and with a high degree of certainty, which is of particular importance given that a move into care is more often driven by necessity than by choice, and that care needs cannot readily be deferred.

6.18 Coupled with the need element, the benefits of the proposal also need to be considered, which would fulfil the social, environmental and economic objectives of sustainable development as set out within the NPPF.

## Housing supply

6.19 As set out within Section 4, the PPG confirms that housing provided for older people, including residential institutions in Use Class C2, counts towards an authority's housing requirement, based on the amount of accommodation released in the housing market.

6.20 Applying the ratio of 1.9 set out at paragraph 11 of the Housing Delivery Test Measurement Rule Book, the 54 additional bedspaces proposed would equate to approximately 28 dwellings towards the Council's housing supply. In addition, the provision of care accommodation can release under-occupied family housing back onto the market.

6.21 While the Council can currently demonstrate a five-year supply of housing land against its general requirement, **Policy HO7** of the new NPPF is clear that substantial weight should be given to the benefits of accommodation which contributes towards meeting the evidenced needs of the community, as identified through needs assessments. This applies irrespective of the general supply position, and the evidenced need for care bedspaces set out above is precisely such a need.

## Design

6.22 The main design considerations are set out within the plans and drawings prepared by ADG Architects. The extensions have been designed to integrate with the existing care home, to provide a high standard of accommodation for residents, and to respond positively to the site's context. The proposal responds to each of the seven design principles at **Policy DP3(2)** of the NPPF as follows:

- Liveability: a high-quality care environment with generous en-suite bedrooms, a range of communal spaces and direct access to landscaped gardens and terraces;
- Climate: a new, energy-efficient building fabric, with dayspace terraces provided with retractable awnings to manage solar gain and overheating;
- Nature: the retention of the majority of the site's trees and boundary hedging, supplemented by new tree planting, woodland and meadow planting and sustainable drainage;
- Movement: retention of the established access from Lincombe Road, a reconfigured car park and delivery zone, and step-free access throughout the home and gardens;
- Built Form: extensions arranged around the existing courtyard form of the home, with massing broken down through projecting bays, recessed elements and parapet lines;
- Public Space: high-quality, secure and accessible garden spaces for residents, including a sensory walkway and gardeners' club area; and
- Identity: a coherent, brick-led architectural approach that complements the existing building and the surrounding residential area.

6.23 The proposal also accords with **Policy JP-P1** of Places for Everyone and **Policies EN1 and DM1** of the Core Strategy, which require development to be of high quality, to respond to its context and to promote health and wellbeing.

## Character of the area

6.24 The character of the area has been described in Section 2 of this statement. The site occupies a self-contained block, enclosed on three sides by the public highway and by established boundary trees and hedging, and the care home is an established and familiar part of the local townscape.

6.25 The principal extension introduces a third storey to part of the site. This should be seen in the context of the surrounding area, which includes larger blocks of flats along Lincombe Road as well as two-storey housing, and the Red Beret public house to the north. The flat-roofed form and parapet detailing keep the overall height of the extension to a minimum, and the massing is broken up through the articulation of the elevations, such that the building will not appear overly dominant in the street scene.

6.26 The retention of the majority of the boundary trees and the existing laurel hedging, together with the new planting proposed, will continue to soften views of the building from the surrounding streets. Overall, the scheme is considered to have an acceptable, and in many respects positive, impact on the character of the area.

## Amenity

6.27 In terms of the amenity of future residents, all of the new bedrooms will be en-suite and will exceed the minimum room sizes expected by the CQC. Each floor is arranged around its own dayspace lounge and support facilities, and residents will benefit from

approximately 493 sqm of communal day space and extensive, secure landscaped gardens, terraces and courtyards, designed to meet the needs of people living with dementia.

6.28 In terms of the amenity of neighbouring occupiers, the site is separated from the nearest residential properties by the surrounding public highways on three sides. The separation distances across these roads, together with the retained and enhanced boundary planting, will ensure that the proposal does not give rise to unacceptable overlooking, loss of light or overbearing impacts on neighbouring properties.

6.29 Care homes are, by their nature, quiet and well-managed uses, with a single point of management, and the extension of the existing use will not give rise to any material change in the level of activity experienced by neighbours.

## Landscaping and Trees

6.30 The application is supported by a Tree Survey Schedule, Preliminary Tree Constraints Plan and Arboricultural Impact Assessment prepared by Tree Solutions (Ref: 26/AIA/MAN/56, June 2026), assessed in accordance with BS5837:2012 and **Policy N3** of the NPPF.

6.31 The survey recorded 11 individual trees and five groups of trees, together with laurel hedging to the site boundaries. To facilitate the development, the following trees are proposed for removal;

- T1 Swedish Whitebeam (Category B2) – noted as having a cavity on the stem and dieback in the upper crown;

- T4 Cherry, T5 Rowan, T6 Sycamore and T7 Sycamore (Category B2) – T6 and T7 being overgrown, self-set specimens;
- T10 Sycamore (Category C1) – a small, naturally colonised tree with no existing or future value; and
- T11 Cherry (Category U) – in advanced decline, approximately 80% dead, and unsuitable for retention irrespective of the development.

6.32 All of the remaining trees, including T2, T3, T8 and T9 and groups G1 to G5, together with the laurel hedging, are to be retained. The Arboricultural Impact Assessment notes that T3, a large and prominent Purple Maple, will become a standalone feature tree, helping to mitigate the losses.

6.33 The losses will be more than compensated for through the landscape proposals prepared by Studio Verde, which include the planting of new trees including Tilia cordata, Crataegus monogyna, Betula jacquemontii and Amelanchier, together with specimen trees to the car park, new evergreen hedging, and woodland and meadow planting beneath the retained trees. This will increase the diversity of tree species on site and enhance the amenity and wildlife value of the grounds, in accordance with **Policy JP-G7** of Places for Everyone.

6.34 The protection of retained trees during construction, through an Arboricultural Method Statement and Tree Protection Plan, can be secured by planning condition.

## Transport and Highways

6.35 The proposal will continue to utilise the existing access from Lincombe Road, with the car parking reconfigured and a dedicated delivery zone provided to allow for the efficient servicing of the home.

6.36 The transport statement concludes that Given the negligible increase in weekday peak hour and daily trips, the traffic effect of the proposed development is not likely to unacceptably impact the operation of the surrounding road network in line with the vision of the proposed development. Further, this change in traffic does not justify further assessment of local junction capacity.

6.37 The site is in a sustainable location, well served by public transport, which will provide staff and visitors with a genuine choice of travel modes. Care homes generate relatively low levels of traffic, with staff movements spread across shift patterns and visitor trips occurring largely outside of the network peak hours. Given the established use of the site and the nature of the proposal, the development will not result in an unacceptable impact on highway safety, nor a severe residual cumulative impact on the road network, in accordance with **Policy TR2, TR3 and TR6** of the NPPF and **Policies T2 and DM1** of the Core Strategy.

## Ecology and Biodiversity Net Gain

6.38 The application is supported by the following documents, all prepared by Rachel Hacking Ecology (RHE):

- Preliminary Ecological Appraisal (PEA), ref. RHE.4809, September 2026
- Biodiversity Net Gain Technical Note, ref. RHE.4809, 18 September 2026
- Statutory Biodiversity Metric calculation (RHE.4809_Statutory_Metric_SH.18.09.26)

- Statutory Metric Condition Assessment Sheets

6.39 There are no statutory or non-statutory designated conservation sites within 2km of the site. The site falls within the Impact Risk Zones of several SSSIs. Given how small the development is and what it involves, there is no need for the Council to consult Natural England. There is no route by which the development could affect any designated site.

6.40 The site covers about 0.61ha and is of low ecological value. It is mostly made up of the care home buildings, car parking and paths. There are also areas of modified grassland in poor condition, and maintained gardens . The development will lead to a small loss of modified grassland and the removal of four small trees. The PEA concludes that this habitat loss is only significant at the site level. Nine new trees and about 80m of new hedgerow will be planted as part of the landscape proposals.

6.41 The main care home building is modern, and has negligible potential for roosting bats. The disused bungalow, which is to be demolished, has low potential because of rotten timber soffits and eroded mortar at the eaves. The PEA recommends one emergence survey between May and August to confirm whether bats are present or absent before demolition. None of the site's trees are recorded as having roost potential.

6.42 The PEA recommends the following enhancements, which can be secured by condition:

- bird boxes (32mm and 45mm hole boxes and swallow nest cups) on retained trees and the new building
- integrated bat bricks or external bat boxes
- native trees and shrubs of local origin that provide nectar, pollen and berries, with species-rich grassland where practicable

6.43 The assessment uses the Statutory Biodiversity Metric and the Revision B landscape proposals. The site is not within an area identified in the Greater Manchester Local Nature Recovery Strategy, so all habitats have been given low strategic significance.

6.44 Most of the site's value is in its existing trees, and most of these are kept, so the scope for further gains on site is limited. Hedgerow units exceed the statutory 10% gain. The shortfall of 0.56 habitat units needed to reach 10% will be met by buying off-site units from a registered habitat bank. These units will be secured through the Biodiversity Gain Plan under the statutory biodiversity gain condition. The Plan will also set out long-term management of the on-site habitats.

6.45 The proposals follow the mitigation hierarchy. Harm is avoided where possible, construction safeguards will protect species, and habitat losses are minor and limited to the site. The off-site purchase secures a measurable net gain. The proposals therefore accord with NPPF paragraphs 187(d), 192 and 193, Places for Everyone Policy JP-G9, and Manchester Core Strategy Policies EN9 and EN15.

6.46 The landscape proposals provide significant opportunities for biodiversity enhancement, including woodland and meadow planting, new native trees and hedging, and a range of habitats for invertebrates and birds. The development will

deliver the statutory minimum 10% biodiversity net gain, in accordance with **Policy N2** of the NPPF and **Policy JP-G9** of Places for Everyone, to be secured through the statutory biodiversity gain condition.

## Flooding and Drainage

6.47 The application is supported by a Flood Risk Assessment and Foul and Surface Water Drainage Strategy prepared by AFA Consulting Engineers (August 2026). The key conclusions of the report are as follows;

- The site lies within Flood Zone 1 (low probability), and is at low risk of flooding from all sources, including surface water, groundwater, sewers and reservoirs. No site-specific flood mitigation measures are required;
- As a result of the removal of the detached outbuilding, part of the existing building and the northern car park, the area draining to the existing drainage network will be reduced by 440 sqm, providing a betterment over the existing situation;
- Infiltration is not considered feasible, and there are no watercourses in proximity to the site. Surface water from the new extensions and car parking (983 sqm) will therefore be discharged to the United Utilities surface water sewer to the east of the site, restricted to 2 l/s via a flow control device;
- Attenuation storage, within permeable paving and attenuation crates, has been designed to accommodate rainfall events up to the 1 in 100 year event plus a 40% allowance for climate change;
- Foul flows will be discharged to the United Utilities foul sewer via a gravity connection; and
- A Maintenance Management Plan has been prepared to ensure that the drainage system is maintained over the lifetime of the development.

6.48 The proposal therefore accords with **Policies F1 to F9** of the NPPF and **Policy JP-S4** of Places for Everyone.

## Sustainability

6.49 The proposed extensions will be significantly more sustainable and energy efficient than the existing building, by virtue of being constructed in full compliance with the current revision of Part L of the Building Regulations.

6.50 The development will prioritise a 'fabric first' approach, through high levels of insulation to all building elements, together with energy efficient mechanical and electrical systems. The use of renewable and low carbon technologies, such as air source heat pumps and photovoltaic panels, will be incorporated where possible and appropriate, in accordance with **Policy JP-S2** of Places for Everyone.

6.51 The landscape proposals include a 5,000 litre irrigation tank for rainwater harvesting, and the new planting will contribute to shading, cooling and carbon sequestration. Collectively, these measures ensure that the development mitigates and adapts to climate change.

## Aerodrome Safeguarding

6.52 The site lies within the aerodrome safeguarding area for Manchester Airport. The extensions are of a modest height, being no more than three storeys with a flat roof and are not considered likely to raise any safeguarding concerns. The applicant will

comply with any requirements of the airport operator, including in relation to the use of cranes during construction, in accordance with **Policy DM2** of the Core Strategy.

## CIL, Section 106 and legal matters

6.53 Manchester City Council has not adopted a Community Infrastructure Levy. Given the nature of the proposal, being the extension of an existing care home, it is not anticipated that the application will need to be supported by a legal agreement. Any obligations would need to accord with the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

## Further considerations

6.54 If there are any further matters that require consideration or discussion, we reserve the right to add to or amend this planning statement at the appropriate stage.

6.55 If the Local Planning Authority require any further reports, information or clarification, we will gladly cooperate with them.

# 7 Planning Balance

7.1 As set out at Section 6, the site lies within a settlement and **Policy S4** of the NPPF applies. The proposal should accordingly 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 the Framework. None of the national policies which require refusal in specific circumstances is engaged by this site.

7.2 The following material benefits arise from the proposals:

- The delivery of 54 additional care bedspaces, meeting approximately 10.6% of the 510 residential care bedspaces needed in Manchester to 2039 as identified by the Council's own Housing Needs Assessment – a benefit to which substantial weight should be attached in accordance with **Policy HO7** of the NPPF – substantial weight;
- An increase in nursing and dementia nursing capacity in the south of the city, where the Council's own evidence identifies an under-supply of nursing beds and very high occupancy of dementia nursing beds – substantial weight;
- The modernisation of an existing care home, with new en-suite bedrooms and improved communal and back of house facilities, benefiting both new and existing residents – significant weight;
- The efficient use of previously developed land within the urban area, through the expansion of an established, operational facility capable of early delivery – significant weight;

- A contribution equivalent to approximately 30 dwellings towards the Council's housing supply, together with the potential release of under-occupied family housing – moderate weight;
- Economic benefits during construction and through the creation of a number additional full and part time jobs during operation – moderate weight;
- A comprehensive landscape scheme, new tree planting and biodiversity net gain – moderate weight; and
- A betterment in surface water drainage, through the reduction of 440 sqm in the area draining to the existing network – limited weight.

7.3 Against these benefits must be weighed the increased scale of the building, including the introduction of a third storey to part of the site, and the loss of a small number of trees, the majority of which are of moderate quality. However, as set out at Section 6, the extensions have been designed to minimise their visual impact, the site is well enclosed by roads and retained landscaping, and the tree losses will be more than compensated for by new planting. None of these matters engages a national decision-making policy requiring refusal in specific circumstances.

7.4 Weighing these matters in the round, it is considered that the benefits of the scheme – in particular the delivery of much-needed nursing and dementia care capacity in the south of the city – are not outweighed, still less substantially outweighed, by the limited and largely mitigated adverse effects identified. The proposal accordingly satisfies the test at **Policy S4** of the NPPF.

# 8 Conclusions

8.1 This Planning Statement has assessed the proposed extension of Marion Lauder House against the development plan, the National Planning Policy Framework (August 2026), the Planning Practice Guidance and other relevant material considerations.

8.2 The site is located within the urban area of Manchester and comprises previously developed land in an established care home use. The principle of the development is supported by **Policy S4** of the NPPF, and by **Policy JP-S1** of Places for Everyone and **Policy SP1** of the Core Strategy.

8.3 The PPG is clear that the need to provide housing for older people is critical. The Council's own Housing Needs Assessment Update 2026 identifies a need for 510 additional residential care bedspaces in Manchester by 2039, and the Council's commissioning evidence identifies an under-supply of nursing beds in the south of the city, very high occupancy in dementia nursing care, and an intention to work with existing providers to expand their estate. The proposal responds directly to this evidenced need, and **Policy HO7** of the NPPF requires substantial weight to be given to this benefit.

8.4 In terms of design, the extensions have been designed to integrate with the existing home and to respond positively to the site's context, delivering a high standard of accommodation and amenity for residents while protecting the amenity of neighbouring occupiers.

8.5 The landscape proposals will enhance the setting of the home and provide a high-quality, therapeutic environment for residents, while the limited tree losses will be more than compensated for by new planting, and the development will deliver biodiversity net gain.

8.6 The Flood Risk Assessment confirms that the site is at low risk of flooding from all sources, and that the proposed drainage strategy will provide a betterment over the existing situation.

8.7 In addition to the social and environmental benefits detailed above, the development will provide economic benefits, both during construction and through the creation of additional permanent employment in the operation of the extended care home.

8.8 Overall, it is considered that the application achieves the three objectives of sustainable development as set out within the NPPF, and will provide high quality specialist accommodation that contributes to the social, economic and environmental wellbeing of the area, for which the Council's own evidence base has demonstrated a clear need.

8.9 We believe that the above report and the submission as a whole complies with both local and national planning policies, and we would respectfully request that planning permission is granted, subject to appropriate conditions.