

PROPOSED RESIDENTIAL DEVELOPMENT

OFFERTON SAND & GRAVEL, MARPLE ROAD, OFFERTON, STOCKPORT, SK2 5EU

DRAFT Proposed Site Layout



greatplaces HOUSING GROUP

ANWYL



Hourigan Planning is preparing a full application on behalf of Anwyl Construction Company Limited Trading As Anwyl Homes in relation to a proposed residential development on land at Offerton Sand & Gravel, Marple Road, Offerton, Stockport, SK2 5EU.

This scheme is being brought forward with the support of Great Places Housing Group, who has a proud 60-year history of delivering affordable housing in the North West and Yorkshire.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to a full planning application being submitted. Comments received will be used to inform and refine the full planning application before it is submitted to Stockport Metropolitan Borough Council.

Once the application is submitted, interested parties will have another opportunity to make representations directly to the Council.



PROPOSED RESIDENTIAL DEVELOPMENT

SUMMARY OF PROPOSALS

- Removal of all existing commercial uses from the site, resulting in benefits in traffic, noise and air quality in the locality.
- Provision of 202 homes in a mix of house types and sizes. The application will be for 100% affordable housing.
- Provision of approximately 1.7 hectares of new greenspace to provide recreational amenity areas and to improve biodiversity on the site.
- The new homes would be built within the setting of the existing large woodland areas which would be left undeveloped.
- Additional significant new tree planting throughout the site creating tree-lined streets and further grassland amenity areas providing opportunities to deliver at least 10% Biodiversity Net Gain on-site.
- The proposals will include Sustainable urban Drainage Schemes (SuDS) to not only manage surface water but also create attractive areas for biodiversity.
- All new homes will be energy efficient and will be provided with an electric vehicle charging point.
- Many homes will be accessible and adaptable so they are capable of meeting people's changing circumstances over their lifetime.
- Proposed improvements to Marple Road and the junction with Bean Leach Road for both vehicles and pedestrians.



HOW TO COMMENT

The consultation period will be open until midnight on 17 July 2026

Further information is available to view on the Hourigan Planning website including: a Location Plan, a Proposed Site Layout, some Illustrative Elevations of how the new homes might look, and a 'Frequently Asked Questions' Sheet

www.houriganplanning.com/consultations/

Please submit comments by post or email:



hello@houriganplanning.com using "Offerton Sand & Gravel Consultation" as the subject line.



Offerton Sand & Gravel Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.