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Planning and Tall Building Statement

For Proposed Residential and Office Development

At Albion Street and Great Bridgewater

Street, Manchester

For [Arrowsmith Management Ltd](#)

February 2022

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1. INTRODUCTION

1.1 The Planning and Tall Building Statement has been prepared by Zerum on behalf of the Applicant, Arrowsmith Management Ltd, to support two planning applications for the redevelopment of land at Albion Street and Great Bridgewater Street, Manchester. The site is split in two with the first parcel of land (Site A) being brought forward for a wholly residential development and the second parcel of land (Site B) partially used for commercial office space and partly used for residential.

1.2 The description of development for Site A is as follows:

“Erection of a 26 storey residential tower for 72 apartments (Use Class C3,) with associated car parking, cycle parking, substation, servicing, and associated landscaping works”

1.3 The description of development for Site B is as follows:

“Erection of a 7 storey building with commercial floorspace (Use Class E/Sui Generis) on the first and second floors and four floors (3rd-6th) of residential containing 4 apartments (Use Class C3), with associated parking and servicing.”

1.4 This statement describes the proposals and examines the planning issues which they raise. It should be read in conjunction with the series of detailed technical reports that also accompany the application.

1.5 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of the planning application must be made in accordance with the development plan, unless material consideration indicates otherwise.

1.6 The general approach to, and content of, the application has been discussed with Planning Officers at Manchester City Council (MCC) as part of formal Pre-Application engagement undertaken by the Applicant. These discussions have

influenced the final scheme presented, and the supporting information that accompanies these applications.

SUPPORTING APPLICATION DOCUMENTS

1.7 Whist two planning applications have been submitted, both proposals should be considered alongside each other and therefore except for two Design and Access Statements, a single set of documents is submitted with each application assessing both schemes alongside each other. Accordingly the following documents are submitted in support of the applications:

- Design and Access Statement (D&AS) prepared by Leach Rhodes Walker;
- Environmental Impact Assessment collated by Buro Happold, which includes the following:
 - Air Quality and Dust Assessment, prepared by Redmore Environmental;
 - Noise and Vibration Assessment, prepared by Hydrock;
 - Wind Microclimate, prepared by GIA;
 - Daylight and Sunlight Assessment, prepared by GIA;
 - Built Heritage, prepared by Turley Heritage;
 - Greenhouse Gas Emissions, prepared by Buro Happold; and
 - Townscape and Visual Impacts Assessment prepared by Tyler Grange.
- Affordable Housing Statement prepared by Zerum;
- Archaeological Desk Based Study prepared by Archaeological Research Services Ltd.;
- Blue and Green Infrastructure Statement prepared by Zerum;
- Broadband Connectivity Assessment prepared by GTech;
- Circular Economy Assessment prepared by Element Sustainability;
- Draft Construction Management Plan, prepared BCEGI;
- Crime Impact Statement prepared by Greater Manchester Police;
- Phase 1 Ecology Assessment prepared by ERAP Consultant Ecologists;
- Energy Statement prepared by King Associates;
- Environmental Standards Statement prepared by Element Sustainability;
- Fire Statement prepared by AM Pyro Consulting;
- Flood Risk Assessment, prepared by Renaissance;
- Drainage Strategy, prepared by Renaissance;

- Phase 1 Ground Investigation prepared by Renaissance;
- Heritage Assessment, prepared by Turley Heritage;
- Statement of Consultation prepared by Counter Context;
- Tall Building Statement prepared by Zerum (included within this statement);
- Transient Overshadowing Assessment prepared by GIA;
- Transport Statement prepared by Mosodi;
- Travel Plan prepared by Mosodi;
- TV and Radio Reception Survey prepared by GTech; and
- Viability Statement prepared by Tim Claxton Property Ltd.

1.8 The application is also supported by a full set of plans and elevations, prepared by the scheme architects, Leach Rhodes Walker and landscaping plans prepared by Layer.

DOCUMENT STRUCTURE

1.9 The remainder of this statement takes the following structure:

- Section 2 – Provides context and describes the site and its surroundings.
- Section 3 – Outlines the development proposals.
- Section 4 – Sets out the consultation that has been undertaken prior to the submission of the application.
- Section 5 – Outlines the Development Plan framework, relevant national policy guidance and any material considerations.
- Section 6 – Provides a detailed analysis of the relevant planning considerations.
- Section 7 – Provides a detailed Tall Building Assessment.
- Section 8 – Concludes by summarising the main points raised in this document.

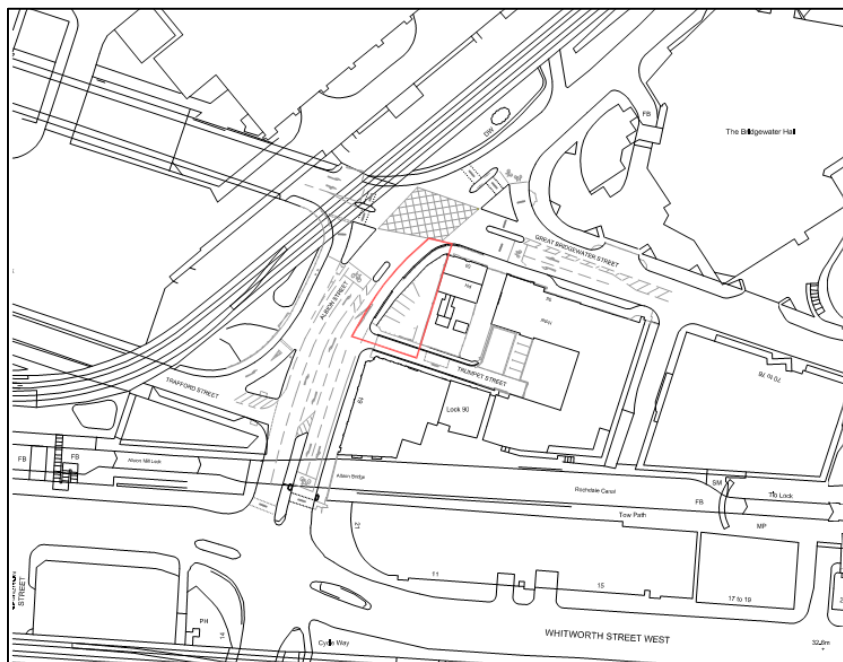
2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE DESCRIPTION

- 2.2 Site A is approximately 0.05ha in size and is located to the east of Albion Street, to the north of Trumpet Street and to the west of The Britons Protection public house. Site B is approximately 0.02ha in size and is to the south of Great Bridgewater Street, to the west of the Jurys Inn Hotel, to the north of Trumpet Street and to the east of The Britons Protection public house. The red line boundaries for both sites are shown on the plans below.

Figure 2.1 Site A Location Plan



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- 2.6 A railway line runs east to west approximately 90m to the south of the site, with Deansgate Station located approximately 350m to the south west and Oxford Road station located approximately 600m to the south east. A tram line runs approximately 25m to the west of the site, with Manchester Central (Stop SP) located approximately 150m to the north and Deansgate-Castlefield tram stop located approximately 150m to the west of the site.
- 2.7 The Rochdale Canal is located approximately 35m to the south of the site, running east to west. The River Medlock is located approximately 170m to the south of the site, roughly running east to west.

PLANNING HISTORY

- 2.8 Whilst the sites have not been the subject of any recent relevant planning applications, several proposals for the redevelopment of the sites have previously been discussed with officers at the Local Planning Authority. These historic discussions have helped inform the current proposals for the site and this is considered in more detail in the supporting Design and Access Statements.

SITE ACCESSIBILITY

- 2.9 Both sites are extremely well located and benefit from a number of public transport options. Deansgate Station is located approximately 150m to the west of the sites and Oxford Road Station is approximately 500m to the east, with both stations providing access to regional and national services. Access to the Metrolink system can also be gained approximately 100m away, which provides services across Greater Manchester.
- 2.10 The sites are also near a number bus stops which provide services across Greater Manchester. As such the sites are well serviced by the main forms of public transport.
- 2.11 The sites are in a sustainable location with a range of local services and amenities within easy reach.
- 2.12 The accompanying Design and Access Statements and Transport Statement provide more detail in terms of site's connections and accessibility.

WIDER SITE CONTEXT

- 2.13 There are several development sites within the immediate context of the sites, and these schemes illustrate the level of change in the immediate surrounding area. In terms of Site A, the existing and emerging context has helped identify the scale of development that could be considered appropriate for the site.
- 2.14 The table below provides an overview of relevant schemes within the vicinity of the site. Full details on these developments can be found in the supporting Environmental Impact Assessment.

Scheme	Maximum Height
Existing Context	
Axis Tower	27 storeys
Deansgate Square	65 storeys
Under Construction	
Olympia Trading Estate	32-Storeys
Plot 9A First Street	16-Storeys
Plot 9 First Street	11-Storeys
Plot 11 First Street	45-Storeys
10-12 Whitworth Street	35-Storeys
2-4 Whitworth Street	7-Storeys
325 - 327 Deansgate	22-Storeys
1 Alpha Place	7-Storeys
One City Road	14-Storeys
70 Great Bridgewater Street	8-Storeys
Hotspur Press	28-Storeys
St Michael's	40-Storey
Great Marlborough Street Car Park	55-Storey
98-116 Deansgate And 35-47 King Street West	14-Storeys
109-127 Market Street	10-Storeys
Great Northern Warehouse Redevelopment	4-Storeys
Plot 12 Circle Square	15-Storeys
St George's Place	23-Storeys

Scheme	Maximum Height
Castle Wharf	19-Storeys
Elizabeth Tower and Victoria Residence	52-Storeys
Viadux	40-Storeys
iQ Echo Street	25-Storeys
Invicta House	10-Storeys
60 Charles Street	16-Storeys
John Dalton Tower	7-Storeys
Birley Plot E	16-Storeys
Units 3 And 4 Bentinck Street Industrial Estate	10-Storeys
Sky Gardens	12-Storeys
Potato Wharf	11-Storeys
The Factory	7-Storeys
Manchester Goods Yard	11-Storeys
Granada House	10-Storey
Water Street	32-Storeys
Union Living Tower One	36-Storeys
Novella	23-Storeys
55 Portland Street	17-Storeys
Planning Application Submitted	
34 Great Jackson Street	56-Storeys
Middlewood Locks Plot A-D and P	15-Storeys
Middlewood Locks Plot N	15-Storeys
Middlewood Locks Plot E	31-Storeys

STATUTORY DEVELOPMENT PLAN

- 2.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the sites currently consists of the Manchester Core Strategy (adopted July 2012), and the saved policies of the Manchester UDP (adopted July 1995).

SITE DESIGNATIONS

- 2.16 The sites have no specific site allocation within the Development Plan. It is however located within the City Centre area, therefore policies CC1 to CC10 and UDP Policy RC20 are relevant. Section 5 includes a comprehensive overview of the relevant Development Plan policies and the scheme's response to these policies is considered in detail.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The preliminary sub-sections of this Statement have touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statements prepared by Leach Rhodes Walker.
- 3.2 In summary, the applications seek to secure detailed planning approval for the erection of two buildings with Site A consisting of a 26-storey building providing 72 apartments and Site B consisting of a seven storey building of four apartments and 152 sqm of commercial office space. The proposed development will also incorporate the provision of new enhanced public realm at street level. A summary of the two developments is set out below, with further information contained in the supporting Design and Access Statements.

SITE A

LAYOUT

- 3.3 The siting of the proposed development has been influenced by a number of constraints and opportunities, this includes the size of the site and adjacent public house but also the opportunity to create a new landmark building which helps provide a visual marker to connect St Peters Square and First Street.
- 3.4 The ground floor of the development has been designed to ensure that there is minimal accommodation to ensure that the bulk of the site is left clear for public realm space and to allow the adjacent public house to be highly visible. There is also limited building frontage to the existing beer garden to maximise light into that area. This footprint rises over three storeys, and accommodates a triple height entrance hall.
- 3.5 The entrance to the building will be taken from the west of the building into an entrance lobby with two car parking spaces and a substation provided to the rear of the building and accessed from Trumpet Street.
- 3.6 On the first floor of the building (although effectively the fourth floor above the Britons Protection roof), the footprint widens and will accommodate the ancillary uses of the building such as refuse bins and cycles, and plant space.

- 3.7 Residential accommodation is then provided from the second floor, with three 2-bed apartments on each floor of the building.
- 3.8 Finally, the roof space will accommodate M&E equipment along with potentially PV panels for renewable energy.

SCALE AND MASSING

- 3.9 The building occupies a small footprint which has a straight edge to the Britons Protection, and a longer curved face towards Albion Street and a shorter straight edge to Trumpet Street.
- 3.10 The building scale and massing has been established as a very small footprint at the lower levels where it adjoins the public house ensuring the building remains visible from two directions, and with the main larger footprint building component starting above where the Britons Protection is seen. This will ensure that the public house remains visible in short range views and when approaching the site.
- 3.11 The scale of the main element of the building is slim and minimal given that each floor is only given over to three apartments. This will ensure that the visual impact on the surrounding area is kept to a minimum.

MATERIALS AND APPEARANCE

- 3.12 The building has been designed in relation to its neighbours, historical references and its position within the city centre and the emerging buildings around it. As set out in the Design and Access Statement there is a mix of existing materials in the vicinity of the site, ranging from older red brick buildings to more modern glass buildings.
- 3.13 As such the building is intended to be constructed out of a palette of three materials. At ground level and the lower floors where the building is seen in the context of the public house and other low level red brick buildings, the predominant materials are red terracotta, with glazing.

- 3.14 However, at the upper floors where longer range views are seen, and the building relates more to the cluster of taller buildings surrounding the site, it is proposed to use terracotta and glass panels, interspersed with perforated metallic panels.
- 3.15 The upper levels that face outwards and follow the curve of Albion Street is fully glazed, with the full height opening windows, behind the mesh panels. The curved façade lends itself to the glazed frontage as these can be faceted to create the long sweeping curve.

REFUSE STRATEGY AND SERVICING

- 3.16 General waste and recycling would be disposed of by the residents in the designated residents refuse store within the building. at ground level. This store is located adjacent to the lift cores to ensure travel distance from the apartments is kept to minimum. On collection day, the management company will transport bins to an area of hardstanding on Trumpet Street for the refuse operators to collect. Following collection the bins will be returned to the main bin store.
- 3.17 Residential post deliveries will be via the main residential entrance giving access to the lobby space which contains residential post boxes and dedicated parcel store. Full details delivery management will be developed with the management partner through the following design stages.

LANDSCAPING

- 3.18 As noted within the supporting landscaping proposals provided by Layer, there are several constraints surround the site including heavily used roads surrounding the site which results in poor pedestrian environment. However, as part of the proposals for the two sites it is intended to make improvements to the surrounding footpaths around and between the two sites, as illustrated on the supporting landscape plans. These works include the provision of new paving within and to the edge of the site as well as the creation of a new soft landscaped feature which will help create an improved pedestrian environment.

ACCESS AND PARKING

- 3.19 The residential entrance is located on the western elevation of the building and will provide level access.
- 3.20 Cycle storage will be provided based on one space per apartment along with space for six visitors. Two EV car parking spaces will be provided within the development and will be located to the rear of the building with access from Trumpet Street.
- 3.21 Further details of the building's accessibility are outlined in the Design and Access Statement and Transport Statement. In summary, the site benefits from excellent accessibility by foot, bicycle and public transport to a range of local services and facilities provided in and around the local area. This will help reduce the need to travel and own a private car.

SAFETY AND SECURITY

- 3.22 Careful consideration has been had for the fire safety design of the building, the site layout and access, and facilities for firefighting. The proposed development will ensure that emergency vehicles will have access to site from Great Bridgewater Street and Albion Street. Further information on fire safety is contained within the supporting Fire Planning Statement.
- 3.23 The scheme has been designed in accordance with secure by design principals and Crime Impact Assessment is submitted in support of the application. Entry to the building is controlled through the principal entrance which will have access control in place alongside an intercom and video camera from residents to see who is at the main entry door, and there is proposed to be a concierge on site 24/7 within the reception. The principal point of resident and visitor access is through the main entry door. There is a separate Fire Service access which will be alarmed. From the main entry door, there is then further access control to the lift and stair lobby.
- 3.24 The amenity and storage space provided at the first floor will only be used by residents and access to the cycles and bin store will be via access control, and all

entry doors will be secure and provided with access control for resident's use, and management access.

- 3.25 At apartment level entry to each apartment will be via a PAS 24 door and will have access control and/or key operated locks. Access control can be utilised to ensure that residents only have access to the ground, technical and their apartment level, to minimise access to other floors.

SITE B

LAYOUT

- 3.26 The siting of the building has again been dictated by the relationship with existing buildings. This site faces two streets, Great Bridgewater Street and Trumpet Street. The Great Bridgewater Street frontage sits adjacent to the Jurys Inn Hotel and is sandwiched between the Hotel and the Britons Protection. The southern face to Trumpet Street faces a narrow street already enclosed by building. Given the nature of the site, there is limited external frontage to Great Bridgewater Street and Trumpet Street.
- 3.27 The main entrance is from the Great Bridgewater with a rear entrance providing service access and to a single car park space. The ground floor is given over to an entrance hall, and ancillary space for bins and plant equipment.
- 3.28 The first and second floors will be used for office purposes with each floor providing 76sqm (NIA) of floorspace. The remaining floors will be given over to residential accommodation with one apartment per floor. Finally, the roof space will accommodate M&E equipment.

SCALE AND MASSING

- 3.29 Unlike Site A, which occupies a prominent corner at the end of long range vista's, this site nestles between the Jurys Inn at seven storeys and the Britons Protection at three storeys and the building has been designed to the same height as the hotel. This will allow the new building to sit comfortably alongside its neighbours.

MATERIALS AND APPEARANCE

- 3.30 Whilst being brought forward under separate planning applications, it is proposed that both buildings will follow a similar design process and be constructed out of the same materials.
- 3.31 However, given Site B has limited external street facing frontage as already identified it is proposed to make the north and south elevations predominantly glazed, to allow light into the accommodation. The flank walls will then predominantly be solid with limited glazing.

REFUSE STRATEGY AND SERVICING

- 3.32 The refuse strategy would follow the same process as Site A with general waste and recycling disposed of by the residents in the designated residents refuse store within the building, at ground level. The management company would again be responsible for co-ordinating the collection of waste.
- 3.33 Post deliveries will be via the main entrance giving access to the lobby space which contains post boxes and dedicated parcel store. Full details delivery management will be developed with the management partner through the following design stages.

LANDSCAPING

- 3.34 Given the limited nature of the proposal, it is not possible to provide any detailed landscaping proposals for this site. However, as set out above, the wider works proposed under the planning application for Site A will ensure the surrounding public realm is improved.

ACCESS AND PARKING

- 3.35 The residential entrance is located on the norther elevation of the building and will provide level access.

- 3.36 Cycle storage will be provided based on one space per apartment along with provision within the office element of the proposal. One EV car parking space will be provided within the development and will be located to the rear of the building with access from Trumpet Street.
- 3.37 Further details of the building's accessibility are summarised earlier in this Section and outlined in the Design and Access Statement and Transport Statement.

SAFETY AND SECURITY

- 3.38 The scheme has been designed in accordance with secure by design principals and Crime Impact Assessment is submitted in support of the application. As with Site A, entry to the building is controlled through the principal entrance and additional measures will be provided within the remaining floors of the building to control access to the different elements within the building.

4. CONSULTATION

- 4.1 As set out within the National Planning Policy Framework (NPPF), early engagement with key stakeholders has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality Pre-Application discussion enables better coordination between public and private resources and improved outcomes for the community.

PRE-APPLICATION

- 4.2 A Statement of Community Involvement has been prepared by Counter Context Ltd and is submitted in support of the applications. It provides:
- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
 - A summary of the feedback received from these consultees.
 - Evidence that this feedback has been considered in the development of the proposals.
- 4.3 The pre-application community consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2019).
- 4.4 The general approach to, and content of, this application has been the subject of detailed and thorough Pre-Application discussions with Senior Officers of Manchester Council and local Councillors. This was an iterative process which benefitted from meetings and the exchange of information via email.
- 4.5 As set out in the Design and Access Statement and Environmental Impact Assessment, the proposed development has undergone a process of design evolution, ensuring the comments raised by officers as part of the Pre-Application process have been fully considered, and where necessary, appropriately addressed as part of the application.

4.6 Ahead of and during the public consultation, engagement was undertaken with the two adjacent neighbours – the Briton's Protection public house and the Jurys Inn hotel. These neighbours will be key stakeholders as the proposals move forward and the Applicant is committed to continued positive engagement.

4.7 On 10 November 2021, a Teams meeting was held with Councillors Marcus Johns and William Jeavons (representing Deansgate ward) to introduce the proposals and the plans for the consultation. During the meeting, the discussions focused on:

- The importance of the Britons Protection pub
- The design of the buildings and the proposed materials
- The ideas for public realm improvements
- Construction methodology

4.8 The councillors were subsequently updated via email with the key dates for the public consultation, including details of the public consultation event being held on 25 November 2021.

PUBLIC CONSULTATION

4.9 A public consultation exercise has also been undertaken as part of the Pre-Application engagement process with an in-person event held on 25 November 2021. A consultation website was also provided and went live on 16 November.

4.10 In total, 17 people attended the event and one feedback form was submitted. However, during the consultation period there were 1,920 visits to the consultation website from 1,815 unique visitors. A further 346 online feedback forms were received along with eight emails providing comments on the proposals.

4.11 The comments received during the consultation process have been reviewed by the design team and where appropriate changes have been made to the proposal. Further details can be found in the supporting Statement of Community Involvement, but in summary alterations have been made to the scheme following the public consultation exercise.

- 4.12 The first change is that the building on Site A has been pulled back on the Western side of the pub garden so that the element of the building (lower 3 storeys) that sat alongside is no longer alongside this boundary meaning that there are better views of the pub from the west.
- 4.13 On the eastern flank wall of the pub, where the new building on Site B is, the scheme will benefit the beer garden by improving privacy (hotel windows no longer overlook the garden) and keeping noise and car parking on the other side of the building.
- 4.14 Finally, it is also now proposed that a mural commemorating the Peterloo Massacre will be incorporated into the development. It is recognised that the pub marks an important historic reference point but has no substantial information on the massacre outside, so this we believe provides a positive reference for anyone using the beer garden.
- 4.15 Several of the consultation responses also raised concerns with the impact of the Site A scheme on the Britons Protection and in particular the loss of daylight on the outdoor space to the rear of the property. This is considered in more detail in the supporting Transient Overshadowing Assessment with an overview of the key issues contained in Section 6 of this Statement.
- 4.16 In summary however, the Transient Overshadowing Assessment considers the impact on the beer garden at hourly increments during daylight hours on 21st March, 21st June and 21st December (these dates were not selected by the applicant but are reflective of good practice guidance).
- 4.17 The report finds that the beer garden is already in shade on 21st March from the existing buildings and the proposed development will cause no additional overshadowing. There is some limited additional shading on 21st June between 11am and 12pm however after this point, there will either be no change in the overshadowing to the beer garden or it will be already be in shadow from the cumulative scheme to the west. In fact there will be substantially more overshadowing from the cumulative scheme in the evening hours than the proposed development. There is no change on 21st December. Given the findings of the assessment, it is considered that the comments made at the public consultation have been fully considered and responded to.

- 4.18 In summary, a comprehensive process of pre-application consultation has been undertaken with the Council and other stakeholders.

5. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Given this obligation, this Section of the Planning Statement considers national planning policy guidance relevant to the application, which is a material consideration in the determination of this application, as well as reviewing the development plan for the site which currently consists of the Manchester Core Strategy 2012-2027, adopted in July 2012.

NATIONAL PLANNING POLICY

- 5.3 The latest version of the National Planning Policy Framework (NPPF) was published in July 2021 and provides a framework within which locally prepared plans for housing and other development can be produced. It is a material consideration in planning decisions.
- 5.4 The NPPF has a clear presumption in favour of sustainable development at its heart (para 11). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9). Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 38).
- 5.5 Section 4 of the NPPF relates to 'Decision Making'. Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure

developments that will improve the economic, social and environmental conditions of the area.

- 5.6 Section 5 of the NPPF focuses on delivering a sufficient supply of housing. Within this section it is set out how Local Planning Authorities should plan to implement planning policies and how these should be produced in order to meet needs in relation to type, size and tenure of housing (Paragraph 62). In summary, it is the government's objective to significantly boost the supply of homes through utilisation of a sufficient variety of land types which can come forward to meet the needs of various groups with specific needs as outlined in Paragraph 60.
- 5.7 Section 8 of the promotes healthy and safe communities. As part of this paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction through design features including the creation of active frontages; are safe and accessible, so that crime, disorder and fear of crime don't undermine quality of life or community cohesion; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, such as through the provision of accessible green space, shops and layouts that encourage walking and cycling.
- 5.8 Section 9 of the NPPF relates to the promotion of sustainable transport. Paragraph 105 highlights that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This will support reductions in emissions and reduce congestion. The sites will make best use of existing sustainable transport modes and make use of the easy reach of many services and facilities.
- 5.9 Paragraph 111 states that, 'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 5.10 Development should prioritise pedestrian and cycle movements; facilitate access to high quality public transport; address the needs of those with disabilities and reduced mobility; create places that are safe, secure and attractive with minimal scope for conflicts between various road users; allow for efficient delivery of goods and emergency access; and be designed to enable charging of plug-in and

other ultralow emission vehicles (Paragraph 112). Development generating significant movement should provide a travel plan (Paragraph 113).

- 5.11 Section 11 of the NPPF related to 'Making Effective Use of Land'. Planning decisions should promote the effective use of land by making as much use as possible of previously developed land (Paragraph 119).
- 5.12 Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account: the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.
- 5.13 Section 12 of the NPPF focuses on achieving well designed places. Paragraph 126 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.14 Paragraph 130 sets out that planning decisions should ensure that development:
- Will function well and add to the overall quality of the area.
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.
 - Establish or maintain a strong sense of place.
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

- Create places that are safe, inclusive and accessible and which promote health and well-being.

- 5.15 Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests (Para 132).
- 5.16 Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. New development should avoid increasing vulnerability to the range of impacts arising from climate change. It should also be planned in ways which can help reduce greenhouse gas emissions, such as through location, orientation and design as discussed in paragraph 154.
- 5.17 Section 15 looks at conserving and enhancing the natural environment. Planning decisions should contribute to and enhance the natural and local environment by avoiding unacceptable levels of soil, air, water or noise pollution. Additionally, proposals should seek to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and provide net gains for biodiversity (Paragraph 174).

REGIONAL DOCUMENTS

STRONGER TOGETHER: GREATER MANCHESTER STRATEGY 2013

- 5.18 The Greater Manchester Strategy, Stronger Together (2013), is the sustainable community strategy for the Greater Manchester (GM) City Region.
- 5.19 The vision for Greater Manchester is that by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to, and benefit from, sustained prosperity and a high quality of life.
- 5.20 To achieve these ambitions, the Strategy sets out a programme of vigorous collective action based on reforming public services and driving sustainable economic growth to deliver prosperity for all.

- 5.21 The proposed developments will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy. Delivering appropriate housing supply to meet the demands of a growing economy and population, adjacent to a major employment centre and in a well-connected location, will assist in the promotion of sustained economic growth.
- 5.22 The application proposals will meet or contribute towards meeting a number of the strategy's 'Creating the Conditions for Growth' priorities, including:
- Revitalising the City Centre.
 - Creating a successful space that nurtures success.
 - Stimulating the housing market.
 - Improving connectivity locally.
 - Building the Manchester global brand.

RESIDENTIAL GROWTH STRATEGY ACTION PLAN 2016/17 UPDATE

- 5.23 The Residential Growth Strategy proposed a set of priorities to support the city's sustained economic growth and ensure that there were affordably priced houses and apartments for sale and rent, which met the needs of economically active households who want to live in the city over the period 2016 – 2025.
- 5.24 Having reviewed the 2016/17 Action Plan it was apparent that the adopted format of the plan resulted in challenges in maintaining a strategic oversight and a coherent narrative.
- 5.25 It is therefore proposed that for the period ahead (2017 – 2022), a single Residential Growth Action Plan is produced that represents the whole-city approach to delivering residential growth and which incorporates the role of the Manchester Place Board. The format of the new Residential Growth Action Plan intends to better present the key priority actions as part of a coherent programme of residential growth delivery.
- 5.26 The priority action for 2017 – 2022 is to maintain the level of activity the City Council continues to focus on the area with the greatest opportunities and highest capacity for delivering new homes. Whilst a solid platform for ongoing development has been established in the key growth areas in the South and East of the extended city centre, the largest opportunity for growth, and highest priority

area for the duration of this Action Plan period, lies within the area known as the Northern Gateway.

- 5.27 The priorities of the Residential Growth Strategy remain at the heart of this action planning. This seeks to ensure that the city not only delivers the homes that are central to the successful execution of our economic growth ambitions but critically, to add value to the creation of a city that can continue to provide a housing and neighbourhood offer that can retain and attract new residents to live in Manchester.

PLACES FOR EVERYONE

- 5.28 The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014. After the withdrawal of Stockport Council from the GMSF the nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to continue to produce a joint plan.
- 5.29 Places for Everyone is therefore a joint development plan of nine Greater Manchester districts, that builds upon the work already undertaken as part of the GMSF and sets out the approach to housing and employment land across Greater Manchester for the next 20 years.
- 5.30 The first draft of Places for Everyone was released in August 2021 and is currently undergoing a period of public consultation (9th August – 3rd October 2021). Following this consultation period, it is expected that a final draft will be produced for submission to the Planning Inspectorate for examination.
- 5.31 As the Plan is still under consultation it would not be pertinent to assess the application against the policies within it as these hold little material weight in determining planning applications. Nonetheless Places for Everyone is important in that it underscores the regional role of the City and as such the proposals should look to be in line with its aspirations. Places for Everyone will:
- Set out how the nine boroughs should develop up until 2037.
 - Identify the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.

- Support the delivery of key infrastructure, such as transport and utilities.
- Protect the important environmental assets across the city region.
- Allocate sites for employment and housing outside of the existing urban area.
- Define a new Green Belt boundary for Greater Manchester

5.32 The key policies relevant to the development proposals include:

- Policy JP-Strat 2 – City Centre
- Policy JP-S1 – Sustainable Development
- Policy JP-S2 – Carbon Emissions
- Policy JP-S 4 – Resilience
- Policy JP-5 5 – Flood Risk and The Water Environment
- Policy JP-S 6 – Clean Air
- Policy JP-S7 – Resource Efficiency
- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H4 – Density of New Housing
- Policy JP-H3 – Type, Size and Design of New Housing
- Policy JP-P1 – Sustainable Places
- Policy JP-C 1 – World Class Connectivity

DEVELOPMENT PLAN

5.33 As outlined earlier, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. For development management decisions, the development plan for Manchester currently comprises the Core Strategy and saved policies of the Manchester Unitary Development Plan.

CORE STRATEGY 2012 - 2027

5.34 The following Core Strategy policies are considered relevant to this application:

- Policy SP1 Spatial Principles
- Policy EC3 Regional Centre
- Policy CC3 Housing
- Policy CC5 Transport
- Policy CC6 City Centre High Density Development
- Policy CC8 Change and Renewal
- Policy CC9 Design and Heritage
- Policy CC10 A Place for Everyone
- Policy H1 Overall Housing Provision
- Policy H8 Affordable Housing
- Policy T1 Sustainable Transport
- Policy T2 Accessible areas of opportunity and need
- Policy EN1 Design Principles and Strategic Character Areas
- Policy EN2 Tall Buildings
- Policy EN3 Heritage
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN5 Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Policy EN8 Adaption to Climate Change
- Policy EN14 Flood Risk
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN16 Air Quality
- Policy EN17 Water Quality
- Policy EN19 Waste
- Policy DM1 Development Management

MANCHESTER UNITARY DEVELOPMENT PLAN (1995)

5.35 The Manchester Unitary Development Plan (UDP) was adopted in 1995 and some policies remain extant notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The saved policies most relevant to this proposal are:

- Policy DC7 New Housing Development which sets out that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.
- Policy DC26 Development and Noise which seeks to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.
 - New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

6. PLANNING ASSESSMENT

6.1 Having set out the policy background, this Section of the Planning Statement considers the principal issues that are considered relevant in the context of the two applications:

- Principle of Development
- Landscaping
- Heritage
- Highways
- Environmental
 - Flood Risk and Drainage
 - Ground Conditions
 - Biodiversity
 - Archaeology
- Residential Amenity
 - Noise and Vibration
 - Air Quality
 - Daylight/Sunlight
 - TV and Broadband
- Climate Change and Sustainability

PRINCIPLE OF DEVELOPMENT

6.2 The principle of residential development within the city centre is clearly established with the Core Strategy identifying that Manchester, as a Regional Centre, will generally be a location where higher density residential development is appropriate. This positive policy position has driven substantial new development and regeneration within the City Centre, and this would be continued with the two proposed developments.

6.3 Across both developments, the proposals comprise 76 apartments and 152sqm of office floorspace. Carefully designed, the proposal works with surrounding land uses and will provide new high-quality developments on a key connecting route between St Peters Square and First Street.

- 6.4 Both proposals utilise brownfield sites, providing an opportunity to redevelop land which has been underused for several years. In line with NPPF paragraph 120 (c), substantial weight should be given to the value of using suitable brownfield land within settlements for homes. Local policy similarly promotes the reuse of previously developed land, particularly in sustainable locations such as the development site.
- 6.5 Located in a highly sustainable location, the proposed developments will provide a high quality residential accommodation which will contribute to the minimum of 16,500 new units to be provided across the City Centre within the plan period.
- 6.6 The proposed residential developments will combine with the surrounding proposed and existing development to add to the emerging vibrant community in this area which will be distinct in both design and character. This will deliver a suitable and beneficial re-use for the sites that will make the City Centre an even more vibrant and attractive place to live, work and visit.
- 6.7 In light of the above, the principle of the Proposed Development closely aligns with and helps to support the vision for Manchester. The Proposed Development thereby accords with the NPPF, the Manchester Piccadilly SRF and Core Strategy Policies EC3, CC3 and CC6.
- 6.8 Alongside the regeneration benefits, it is important to recognise that the proposed residential development will respond to specific development needs that are set out in the Development Plan and other material considerations.
- 6.9 The Core Strategy identifies a need to deliver 16,500 dwellings within the City Centre area between 2012 and 2027 and specifically states: "Within the City Centre there will be a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives or niche housing markets by providing sustainable, well-designed accommodation which meets the needs of workers moving to Manchester". The proposed developments are fully aligned with the targets and aspirations set out in the Core Strategy.

- 6.10 The proposed development of the Site will deliver high-quality, high-density housing on brownfield land within the SRF area in accordance with Core Strategy Policy H1. The Proposed Development will therefore respond directly to the needs identified by MCC.
- 6.11 The proposed development on Site B also includes an element of office space and this is also considered to be in accordance with the Core Strategy, namely policies EC3 and CC1. As set out above, the site is located within a sustainable location and close to public transport services and the additional floorspace will provide a new offer in this part of the city centre.

AFFORDABLE HOUSING

- 6.12 The Development Plan and Framework recognise the importance of meeting affordable housing need but also acknowledge that the delivery of affordable housing can affect the viability of a scheme. Where it is contended that a proposal cannot viably deliver affordable housing in accordance with policy expectations this must be demonstrated by evidence.
- 6.13 The Viability Assessment submitted with this application confirms that the Proposed Development cannot viably support affordable housing. Further information is contained within the Viability Assessment and the Affordable Housing Statement submitted in support of the Application.

LANDSCAPING

- 6.14 Given the constraints of both sites, the potential for additional landscaping is limited. However, the application for Site A includes works to improve the surrounding public realm with the provision of new paving within and to the edge of the site as well as the creation of a new soft landscaped feature which will help create an improved pedestrian environment.
- 6.15 Whilst limited in scale, the proposed works are however considered to be in accordance with Policies CC9 and CC10 of the Core Strategy in that they will provide an improved public realm within this part of the city centre.

- 6.16 In addition to the immediate improvement works to the public realm that can be delivered as part of the proposed development, there is also potential for wider public realm changes that could really make a substantial difference to how pedestrians, cyclists and cars use the space around the Albion Street/Great Bridgewater Street junction.
- 6.17 We are aware from discussions with Manchester City Council Planning Officers and Highways that there is a transport strategy which targets a 90% drop in vehicular traffic in the city centre zone by 2040. As part of this reduction and to assist pedestrian linkages between St Peter Square and First Street there is the potential to rethink the existing junction to create a more pedestrian and cycle friendly space. We have therefore provided some illustrative plans showing what this space could look like. We believe that there could be advantages to this reworked junction which could reflect the aspirations of Manchester City Council and whilst not deliverable by the applicant alone could be something which a number of parties could work with the Council to deliver if it was found to be beneficial to the City.

HERITAGE

- 6.18 There are no heritage assets within the sites, but they are adjacent to the Grade II listed Britons Protection public house and close to other listed buildings. There are also several conservation areas within the wider surrounding area. A full assessment of the impact of the buildings (most notably Site A) is therefore contained within the supporting Environmental Impact Assessment and Heritage Assessment, prepared by Turley Heritage. Detailed consideration has however been given to the buildings impact upon the significance of the heritage assets.
- 6.19 In particular regard to the Britons Protection Pub and the contribution made by setting to significance, the public house was historically part of a continuous developed street frontage to Great Bridgewater Street, but adjacent buildings have been demolished leaving the building appearing isolated and experienced within a more open setting, including the modernised road junction to the west. The setting of the public house has continually evolved and changed as a result of 19th and 20th century developments in the area, and more recently as a result of a trend towards larger scale modern tall buildings. The scale of the building

relative to its context has therefore changed; it has an increasing relationship with larger scale buildings.

- 6.20 Historically the two parcels of the applications sites formed part of the developed frontage to Great Bridgewater Street, Albion Street and Trumpet Street, and in combination with the Britons Protection, would have contributed to the mix of industry, housing and commercial uses in this part of the city. They now form discordant gap sites and create a weak frontage to Albion Street and the corner with Great Bridgewater Street.
- 6.21 The open and undeveloped nature of the site means that the Britons Protection is currently clearly visible and appreciable in its entirety. Demolition of former buildings on the sites has however also resulted in loss of context and fragmentation of the setting of the listed building. Overall, the sites neither contribute to nor detract from the significance of the adjacent listed building.
- 6.22 In terms of impact on significance, historic maps evidence that the Britons Protection formed part of a group of buildings of similar scale lining Great Bridgewater Street and Albion Street. Although the existing undeveloped site enables views of the building and accentuates its prominence, it also suffers from loss of context. The pub now exists in a fragmented setting including vacant land used for occasional car parking that does not contribute to or better reveal its significance. The pub also occupies a much changed setting, characterised by the modern road network and a combination of traditional and modern buildings, including those of increased footprint and height.
- 6.23 It is acknowledged that the proposed developments would affect the way in which the Britons Protection is experienced and appreciated and reduce its distinctiveness in the townscape given its adjacency to the proposed developments, the height of the building proposed on Site A and the contrast between the diminutive building and the tower. However, steps have been taken to reduce and minimise this impact including a triple height space from ground to third floor that ensures the front and west facing elevations of the Britons Protection remain clearly visible and appreciable. This deviates from the historic arrangement and reveals more of the listed building (historic maps and aerial photographs evidence concealment of its west elevation) but seeks to minimise

impact of the proposed tower by creating a more recessive relationship in street views.

- 6.24 In addition, the constrained site necessitates narrow buildings and the Site A tower tapers northwards. The Britons Protection is therefore principally viewed alongside the narrow and tapered edges of the buildings and the curved elevation to Albion Street and the Britons Protection will be viewed alongside the narrow and tapered edges of the buildings. The historic interest and architectural interest of the Britons Protection and ability to appreciate that interest would be unchanged, including the contribution made by its interior. Overall, it is concluded that there would be less than substantial harm to the significance of the listed building and of a moderate level.
- 6.25 Based on the assessment within the Environmental Impact Assessment, it is concluded that there would be no harm to the significance of G-Mex (now Manchester Central), 13-17, Albion Street, Chepstow House, Peveril Of The Peak Public House, Lee House, the Midland Hotel, Rochdale Canal Lock Number 90, Rochdale Canal Lock Number 89, Manchester South Junction and Altrincham Railway Viaduct, the St Peters Square or Albert Square Conservation Areas. The proposed development would (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.26 The proposal therefore fully aligns with the relevant national heritage legislation and Core Strategy policies CC9 and EN3 with regards to impact upon the significance of the heritage asset.

HIGHWAYS

- 6.27 A Transport Statement prepared by Mosodi is submitted in support of the applications and provides an assessment of the proposed developments and sets out any anticipated impacts.
- 6.28 Located within Manchester City Centre, there are numerous amenities and services a short walk from the site. As set out in Section 3 of this Statement, the site benefits from excellent pedestrian, cycle and public transport links and is within close proximity of a range of facilities and services within the city centre.

- 6.29 Given the above, the proposals clearly accord with NPPF and Core Strategy Policies CC5, T1 and T2.

ENVIRONMENTAL

FLOOD RISK AND DRAINAGE

- 6.30 A Flood Risk Assessment prepared by Renaissance has been submitted in support of the applications. The report identifies that the sites are both located within Flood Zone 1 and therefore at low risk of flooding. In addition, it is identified that the sites are at very low risk of surface water flooding.
- 6.31 A Drainage Strategy is also submitted in support of the application. The strategy confirms that the proposed development will be drained via separate foul and surface water drainage systems. Having undertaken site investigation, it has been determined that discharging into the existing public sewerage system is the most appropriate option as the site is not suited to the use of infiltration/ soakaway techniques and is not in close enough proximity to an existing watercourse.
- 6.32 Given the above, and the more detailed assessment in the supporting statements it is clear the proposal is in accordance with the requirements of Policy EN14 of the Core Strategy.

GROUND CONDITIONS

- 6.33 A Phase 1 Ground Investigation has been undertaken by Renaissance in support of the planning application. The assessment identifies that the site has previously been used as a coal yard and timber yard until the late 1800s, with unknown buildings occupying the site since until the late 1900s. The surrounding area has had an industrial past since prior to 1851, with works and mills including textile mills, engineering works, stone works, finishing works, dye works, sawmills and timber yards. A garage was also present to the north-east of the site. Significant nearby transport infrastructure includes the Manchester Central Railway Station and railway sidings, located northwest of the site, and an omnibus station to the north-east and east. A former reservoir, potentially infilled canal and former refuse heap are also located within the nearby surrounds.

- 6.34 Given the nature of the proposed development, which will not incorporate any gardens or soft landscaping areas, the overall risk to human health is considered to be low.
- 6.35 Potentially infilled features including a reservoir, canal and former refuse heap have been identified in the surrounding area within the desk study, as well as made ground likely to be present on site associated with the previous developments. There is considered to be a low to moderate risk from ground gas based on the above and intrusive investigation with subsequent ground gas monitoring will be required.
- 6.36 The risk to controlled waters is considered to be low to low/moderate from the anticipated made ground on site associated with the previous industrial usage of the site.
- 6.37 The proposed development will comprise the construction of a 27 storey residential apartment building and a 7 storey commercial office building. Based on the likely imposed loads, piled foundations are anticipated to be required for the development. Intrusive investigations will be required to investigate the ground conditions and obtain parameters for foundation design, concrete classification, floor slab and highways design.
- 6.38 To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken.

BIODIVERSITY

- 6.39 An Ecological Survey and Assessment has been carried out by ERAP and is submitted in support of the applications. This confirms the proposals for both sites will have no direct or indirect adverse effect on statutory or non-statutory designated sites for nature conservation. In addition no irreplaceable habitat, Priority Habitat, semi-natural habitat or rare plant species were detected on either site.

- 6.40 As the proposals will be adjacent to the western and eastern elevations of The Britons Protection public house and the western elevation of the adjacent Jury's Inn hotel, a licensed daylight bat survey and assessment of these buildings and the brick walls bordering the site was carried out.
- 6.41 No evidence of current or previous use of the brick walls, the public house and the western elevation of the Jury's Inn hotel by roosting bats was detected. The walls and the western elevation of the Jury's Inn hotel are of negligible suitability for use by roosting bats and The Britons Protection public house is of negligible to low suitability. As such the Ecological Survey confirms that no further work is required in this regard.
- 6.42 Habitats at the site are suitable for use by nesting birds. Guidance in relation to the protection of nesting birds during works and provision of enhancement features for nesting birds as part of the development proposals are set out within the report and these will be considered as part of the development if construction works occur during the breeding season.
- 6.43 Finally, the report sets out potential measures and recommendations that aim to enhance the value of the site for wildlife such as nesting birds and biodiversity to achieve measurable gains for biodiversity. These will be considered further during the construction phase of both buildings.

ARCHAEOLOGY

- 6.44 An Archaeological Desk Based Study prepared by Archaeological Research Services Ltd is submitted in support of the applications.
- 6.45 This study recommends that an archaeological evaluation is undertaken and that this could consist of two box trenches, one within each Site. This investigation would ascertain the presence or absence of below ground features such as foundations and cellarage relating to the 19th century development within the sites and furthermore would evaluate the level of disturbance/truncation or preservation of earlier below ground archaeological assets.

- 6.46 Whilst additional survey work is recommended, this could be carried out prior to any development commencing on site and does not preclude the granting of planning permission.

RESIDENTIAL AMENITY

NOISE AND VIBRATION

- 6.47 Noise and Vibration is considered in detail within the supporting Environmental Impact Assessment.
- 6.48 The potential noise and vibration impacts outlined within the scoping document, together with the noise survey methodology, were agreed with Laura Miller (Environmental Health Officer) of MCC via email consultation (15th October).
- 6.49 A noise survey was carried out by Hydrock at the site to assess the existing baseline noise climate. The noise survey was used to assess construction noise, plant noise, glazing and ventilation.
- 6.50 The noise effects of the construction phase on existing and proposed residential properties is likely to be minor adverse for the majority of the construction schedule, however there is potential for short-term moderate adverse effects and in some cases major adverse effects during high-risk construction activities taking place in the immediate vicinity of ESRs (Existing Sensitive Receptors).
- 6.51 It is therefore recommended that a more detailed assessment of construction noise and vibration is conditioned so that it can be carried out when more detailed information becomes available, in order to provide a more specific mitigation strategy. This is to be secured via a suitably worded Construction Environmental Management Plan (CEMP).
- 6.52 With regard to operational effects and mitigation, daytime and night-time internal levels have been predicted and mitigated through the specification of glazing and ventilation strategies. Commercial noise from the Briton's Protection public house and the Tower of Light had been assessed in terms of internal impact using Noise Rating (NR) curves. Glazing has been specified for facades that have a line of site to either of the noise sources. Enhanced acoustic glazing is required

to all facades in order to secure suitable internal noise levels, in combination with mechanical ventilation, which will form the ventilation strategy.

- 6.53 From a noise perspective, the noise impact assessment demonstrates that suitable internal noise levels will be achieved with windows closed, providing the recommended mitigation measures are implemented. Closed windows represent typical conditions, and MVHR units are proposed to ensure sufficient background ventilation is provided as appropriate – this scenario provides the basis for the noise impact assessment of internal levels with respect to current guidance.
- 6.54 Openable windows are provided as a means of purge ventilation, together with allowing residents to have additional control (when compared to sealed glazing units). When windows are open, during purge conditions, internal noise levels would increase as a result, however residents are expected to be able to put up with elevated levels for a short period in order to purge i.e. dilute pollutants, remove odours and/or water vapour etc. As described this will be a rare occurrence. It should also be noted that there are no windows directly facing on to the pub.
- 6.55 In terms of M&E, continuous mechanical supply and extract incorporating a heat recovery system will provide ventilation to the Residential Apartments in accordance with the requirements stated in Building Regulations Approved Document Part F – Ventilation.
- 6.56 The design proposes that a Mechanical Ventilation Heat Recovery (MVHR) unit will be accommodated at high level within the Utility Room. Supply air will be provided to the Lounge and Bedrooms with extract ventilation from the Bathrooms and Kitchens. A low velocity insulated ductwork system will distribute the air within the Residential Apartments. Intake and exhaust louvres will be installed at high level in the external façade and require separation to minimise the risk of cross-contamination of the air streams.
- 6.57 Provision for purge ventilation shall be satisfied by way of suitably sized opening windows or openable sections in the façade within all dwellings to achieve the equivalent of 4 air changes per hour. A recirculating kitchen hood complete with stainless steel grease filters will also be installed in the kitchen of each of the

Residential Apartments to stop nuisance smells entering other areas of the apartment and prevent grease from entering the MVHR units.

- 6.58 The use of MVHR with opening windows/lights for intermittent purge ventilation is a proven strategy that have been used on a number of projects within Manchester city centre including Circle Square, One Heritage Tower and Affinity Living.
- 6.59 MVHR continues to be the most efficient and economical ventilation strategy for inner city apartment developments as it provides ventilation without compromising the internal environment under typical conditions and purge is provided without the need to oversize plant.
- 6.60 As such, it is considered that with appropriate mitigation the proposals are suitable from a noise and vibration perspective.

AIR QUALITY

- 6.61 Air Quality is also assessed within the Environmental Impact Assessment.
- 6.62 The proposed development has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. In addition, the proposed development has the potential to expose future occupants to any existing air quality issues. An assessment was therefore undertaken in order to determine baseline conditions, consider the potential for the exposure of future residents to elevated pollution levels and assess potential effects as a result of the proposed development.
- 6.63 Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of earthworks, construction and trackout activities. The EIA considers that the use of good practice control measures would provide suitable mitigation for a proposed development of this size and nature and reduce potential impacts to an acceptable level.
- 6.64 Dispersion modelling was undertaken in order to predict pollutant concentrations across the proposed development as a result of emissions from the local highway

network. Outputs were subsequently verified using local monitoring data. The dispersion modelling assessment indicated pollution levels were above the relevant criteria at a number of locations across the ground floor of site A and below the relevant criteria across all locations at site B. It is proposed to install mechanical ventilation within the proposed development to serve all apartments across site A and site B, as well as the proposed commercial units, to ensure a supply of clean air for future occupants. It should be noted that pollution levels were below the relevant criteria at roof level for site A where the proposed mechanical ventilation system inlets will feed the building and associated apartments. As such, the proposed development is considered to control potential impacts to an acceptable level.

- 6.65 During the operational phase of the proposed development there is the potential for air quality impacts as a result of traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the relevant screening criteria. As the proposed development will result in a reduction in vehicles travelling to and from site compared to the existing land use, road vehicle exhaust emission impacts are predicted to be negligible.
- 6.66 In conclusion, the assessment did not indicate any significant residual air quality effects as a result of the proposed development and it is therefore clear from the above that the proposed development accords with NPPF and Core Strategy Policy EN16.

DAYLIGHT/SUNLIGHT

- 6.67 A Daylight/Sunlight assessment is included within the Environmental Impact Assessment and a separate Transient Overshadowing Assessment has been prepared by GIA to support the planning applications following comments received during the public consultation exercise.
- 6.68 The Daylight/Sunlight assessment has been undertaken to establish the likely significant effects of the proposed development upon the amount of daylight and sunlight received by properties adjacent to the site. The assessment has been undertaken in accordance with the methodologies set out in The Building Research Establishment (BRE) Guidelines (BRE, 2011) 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011, 2nd edition'.

- 6.69 The Hacienda property is the only defined sensitive receptor, defined due to its proximity to the site, and its residential use. The assessment considered other adjacent residential properties and due to the distance and orientation from the proposed development, they are unlikely to be affected, so they have not been assessed in detail.
- 6.70 Although the Jurys Inn is located directly adjacent to the site, it is not a residential property. The closest windows serve circulation space, which do not require assessment under the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011, 2nd edition' (released October 2011). Other windows, which are further away, serve bedrooms which the BRE Guidelines (BRE, 2011) recognise as having a lesser requirement for daylight. Therefore, no detailed assessment of The Jurys Inn has been undertaken.
- 6.71 Whilst it is acknowledged that there is a beer garden adjoining The Briton's Protection public house, which is located in between the two sites, the BRE Guidelines (BRE, 2011) define amenity areas as:
- Gardens, usually the main back garden of a house;
 - Parks and playing fields;
 - Children's playgrounds;
 - Outdoor swimming pools and paddling pools;
 - Sitting out areas such as those between non-domestic buildings and in public squares; and
 - Focal points for views such as a group of monuments or fountains.
- 6.72 There are no amenity areas located near the site, as defined within the BRE Guidelines (BRE, 2011) and as such, no overshadowing assessment of surrounding amenity areas is required.
- 6.73 In the proposed development scenario, with regard to daylight, out of the 211 windows assessed for daylight, 162 (77%) meet the BRE guidelines (BRE, 2011) for VSC. 152 (93%) of the 164 rooms assessed meet the BRE criteria for NSL. The effects identified are minor adverse in nature and are therefore considered to be not significant. Given the context of the site and nature of effects, no mitigation is considered necessary.

- 6.74 For sunlight, 11 (100%) of the 11 rooms assessed meet the BRE criteria for both Winter and Annual PSH. The effects identified are negligible in nature and are therefore considered to be not significant. Given the context of the site and nature of effects, no mitigation is considered necessary.
- 6.75 In terms of the findings of the Transient Overshadowing Assessment (TOA) this focuses on the impact of the building on Site A to the beer garden at the rear of The Britons Protection. This assessment was commissioned following the public consultation comments received. The TOA has been undertaken at hourly increments during daylight hours on 21st March, 21st June and 21st December. These dates were not selected by the applicant but are reflective of good practice guidance.
- 6.76 The report assesses the current baseline, the proposed building on Site A and other cumulative developments. The results of the assessment show that the beer garden is already in shade on 21st March from the existing buildings and the proposed development will cause no additional overshadowing.
- 6.77 On the 21st June between 11am and 12pm there will be some limited additional overshadowing however after this point, there will either be no change in the overshadowing to the beer garden or it will already be in shadow from the cumulative scheme to the west. Indeed, it is shown that there will be substantially more overshadowing from the cumulative scheme in the evening hours than the proposed development. Given that the pub currently does not open until midday there will be no change to the overshadowing to the beer garden from when it opens at midday in the height of summer.
- 6.78 There is no change on 21st December when the existing and proposed scenarios are compared with each other.
- 6.79 Given the above it is considered that the proposed development will not have any additional impact on the beer garden of the pub when compared to schemes which have already been granted planning permission.

TELEVISION AND BROADBAND

- 6.80 A Television and Radio Impact Assessment and a Broadband Connectivity Assessment have been undertaken by GTech in support of the application.
- 6.81 In terms of the impact of the proposed developments on television and radio signals, the supporting report concludes there may be some short-term impact on neighbouring properties due to the massing of the buildings. However, this would not be unusual within the city centre and could be resolved by mitigation that will quickly restore the reception of affected services, leaving no long-term adverse effects for any property.
- 6.82 With regard to broadband connectivity, the supporting report finds that the local area already has good download speeds and both BT Openreach and Virgin Media have existing fibre infrastructure in place around the application site. As set out within the report, the Applicant will engage with a broadband infrastructure provider to establish the most optimal data infrastructure solution for the proposed development.

ENERGY AND SUSTAINABILITY

- 6.83 An Energy Statement and Environmental Standards Statement have been prepared by King Associates and Element Sustainability in support of the planning applications.
- 6.84 As set out within the Energy Statement, a reduction of energy and CO2 emissions will primarily be afforded by virtue of 'fabric first', with the building fabric enhanced to exceed the minimum requirements of the Building Regulations. In addition, all M&E services will comply with the minimum efficiency requirements stipulated in the Domestic and Non-Domestic Building Services Compliance Guides.
- 6.85 Consideration to the use of Low or Zero Carbon (LZC) technologies has also been considered. The incorporation of these technologies is most effective within buildings with a highly energy efficient fabric after heat demand and loss have

been reduced to a minimum. Consideration for a range of LZC technology has been had and it has been determined that the most appropriate technology to be incorporated into the proposed development on Site A are Photovoltaics (PV). It is therefore proposed to install a roof mounted PV System to provide an element of on-site electricity generation and to further reduce energy and CO₂ emissions. Given the minimal nature of the building on Site B, it is not proposed to include any LZC technologies.

- 6.86 The reports confirm that the proposed development will provide at least 15% over Part L 2010 and therefore complies with Policy EN6 of the Core Strategy.

7. TALL BUILDING STATEMENT

- 7.1 The application for Site A proposes a 26 storey building, which in context of its surroundings could be identified as a tall building and therefore we have considered the development against policies and guidance specifically aimed at tall buildings. The most important of these is adopted Core Strategy Policy EN2 and also the most recent Historic England Advice Note 'Tall buildings – Advice Note 4' (December 2015).
- 7.2 The following sections consider the proposals against the structure of assessment set out in the Historic England document.

RELEVANT POLICY

CORE STRATEGY 2012 - 2027

- 7.3 Policy EN2 of the Core Strategy sets out that:

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they:

- *Are of excellent design quality;*
- *Are appropriately located;*
- *Contribute positively to sustainability;*
- *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and*
- *Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable."

HISTORIC ENGLAND ADVICE NOTE 'TALL BUILDINGS – ADVICE NOTE 4' (DECEMBER 2015)

- 7.4 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABE in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process.
- 7.5 The Advice Note recognises the contribution that tall buildings can make to the skylines, image, character and identity of places.

The Guide to Development in Manchester SPD

7.6 The SPD sets out that building height should be carefully considered. It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimate.

7.7 It continues, identifying that:

“Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide.”

APPLICATION REQUIREMENTS

7.8 The Tall Buildings Guidance sets out a check list of information which is likely to be required to support a tall building application in order that its impact can be properly considered. This includes:

- A Design and Access Statement
- A Heritage Assessment
- Assessment of context (local and town- or city-wide)
- Assessment of cumulative impacts
- Environmental Impact Assessment (if required)
- Satisfaction of the following design criteria:
 - Architectural quality
 - Sustainable design and construction
 - Credibility of the design
 - Contribution to public space and facilities
 - Consideration of the impact on the local environment (and particularly at ground level)
 - Provision of a well-designed inclusive environment

7.9 The Guidance continues, identifying that a high-quality scheme will have a positive relationship with:

- Topography
- Character of Place
- Heritage assets and their settings
- Height and scale of development (immediate, intermediate and town-or city wide)
- Urban Grain and streetscape
- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact on the skyline

7.10 In terms of detailed design criteria, the Guidance advises that delivering architectural quality involves a consideration, amongst other things, of the building's:

- Scale
- Form and massing
- Proportion and silhouette
- Facing materials
- Detailed surface design
- Relationship to other structures
- Impact on streetscape and near views
- Impact on cityscape and distant views
- Impact on the skyline

7.11 Given the likely impact of a tall building on the wider area, the Guidance identifies the importance of assessing social and environmental effects. Consideration needs to be given to a tall building's contribution to public space and facilities, both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.

- 7.12 Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.
- 7.13 The submitted application documents address the above requirements, notably the Design and Access Statement and Environmental Impact Assessment. Together, these documents demonstrate how the proposals satisfy the assessment criteria for tall buildings, as required by the Guidance; a summary response is provided in the next sub-section.

RESPONSE TO ASSESSMENT CRITERIA

- 7.14 The sub-section summaries the assessment of the development against the key considerations for evaluation the acceptability of tall buildings as set out in the Historic England Guidance.

ASSESSMENT OF CONTEXT

- 7.15 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 7.16 The project team in developing the scheme proposals for Site A, have taken account of the physical attributes of the site and its surroundings (including topography); neighbouring uses and character; heritage assets; scale and form; urban grain; accessibility, and other statutory designations of relevance.

- 7.17 The Design and Access Statement describes how the scale, mass and form of the proposed development has been designed to present a respectful response to its context including the adjacent listed public house. A key feature of the design which demonstrate its responsiveness to this context is the inclusion of a significant cut through in the building on the lower floors which means that views of the public house are impeded. As such it is considered that the proposal has taken appropriate consideration of the existing context.

HERITAGE ASSESSMENT

- 7.18 The Guidance requires consideration of the effect of the proposals in relation to:

The effect on the historic context, including the need to ensure that the proposal will preserve and/or enhance historic buildings, sites, landscapes and skylines. Tall building proposals must address their effect on the setting of, and views to and from historic buildings, sites and landscapes over a wide area including:

- World Heritage Sites
- scheduled Ancient Monuments
- Listed buildings
- Registered Parks and Gardens, and Registered Battlefields
- Archaeological remains
- Conservation Areas

- 7.19 To appreciate the effect, the proposals will have on the surrounding historic context, an assessment has been included within the submitted Environmental Impact Assessment and a separate Heritage Assessment has been submitted.

- 7.20 Site A is not located in a Conservation Area and there are no World Heritage Sites or Scheduled Monuments within its immediate vicinity. The site does not contain any designated or non-designated buildings, but the adjacent public house is a Grade II listed building and there are several other listed buildings close to the site.

- 7.21 As set out in Section 6 of this Statement, heritage and conservation matters are fully considered in the supporting Environmental Impact Assessment. Overall, it is acknowledged that whilst there will be some limited impact on the adjacent building, measures have been taken to reduce this impact and ensure the overall impact is less than substantial and of a moderate level. It is also concluded that there would be no harm to the significance of other nearby listed buildings and conservation areas.

TOWNSCAPE ASSESSMENT

- 7.22 A full Townscape and Visual Impact Assessment (TVIA) is included within the Environmental Impact Assessment. The TVIA assesses the likely townscape and visual impacts of the proposals upon the application site and surrounding area.
- 7.23 As set out within the Environmental Impact Assessment, a series of views were agreed with the Local Planning Authority and Historic England and a summary of the findings of the TVIA for the operational phase of the development is set out below.

Visitors to Manchester Town Hall and Albert Square (Photo viewpoint 1)

- 7.24 The proposed development on completion would introduce a very minor addition to the skyline surrounding Albert Square. Most of the proposed development would remain screened to receptors by intervening built form. Overall, the magnitude of effect is low/negligible and the sensitivity of receptors at this location is considered to be high. On balance, the visual effects during operation are assessed as being long term, neutral, of a minor level of effect and not significant.

Pedestrians using Lower Mosely Street (Photo viewpoints 2 and 3)

- 7.25 On completion, the proposed development would introduce a tall new building to south-westerly views along Lower Mosely Street. The building will be viewed in the context of Axis Tower and the slightly more distant Deansgate Square East development that already terminate views. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the streetscape. Overall, the magnitude of effect is

low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Visitors to Manchester Central (Photoviewpoint 4)

- 7.26 The upper floors of the proposed building on Site A will be visible from this location, with the lower elevations being screened by intervening built form. The inclusion of the proposed development in views would not introduce an incongruent element with proposals viewed to the east of Manchester Central and comparable in scale to other tall buildings already evident from this location. Overall, the magnitude of effect is medium and the sensitivity of receptors at this location is medium/low. On balance, the townscape effects during operation are direct, long term, adverse, of a minor level of effect and not significant.

Users of the Peveril of the Peak (Photo viewpoint 5)

- 7.27 The proposed development will result in the inclusion of a minor addition to the skyline formed of Chepstow House that fronts Great Bridgewater Street and Chepstow Street. Most of the proposed development will remain screened to receptors by extant built form. The proposed development will not be experienced in isolation, several tall buildings within the city centre are presently evident to receptors that includes Axis Tower, Beetham Tower and the Deansgate Square East development. The proposed development will be in-keeping with the scale and massing of this built form. Overall, the magnitude of effect is low and the sensitivity of receptors at this location is medium. On balance, the townscape effects during operation are direct, long term, adverse, of a minor level of effect and not significant.

Users of Manchester Oxford Road station (Photo viewpoint 6)

- 7.28 The proposed development on completion would introduce a very minor addition to the skyline surrounding Oxford Road station. Most of the proposed development would be screened to receptors by intervening built form. Overall, the magnitude of effect is negligible and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being long term, neutral, of a negligible level of effect and not significant.

Pedestrians and some residents on Medlock Street (Photo viewpoint 7)

- 7.29 On completion, the proposed development would introduce a tall new building to views north along Medlock Street. The building will be viewed in the context of Axis Tower and other larger scale buildings situated on Whitworth Street West and Albion Street. While introducing a new element to views, the inclusion of the proposed development would not alter the composition of vistas currently experienced along the streetscape. Overall, the magnitude of effect is medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Pedestrians using Whitworth Road West (Photo viewpoints 8 and 9)

- 7.30 On completion, pedestrians using Whitworth Street West will experience views of the proposed development where it appears alongside the extant Axis Tower that also fronts Whitworth Street West. The proposed development will introduce a new residential tower to views, although visibility of the scheme will vary, with the lower elevations remaining largely screened to receptors. Where clearer views are possible, the proposed development will be of a similar scale and massing to extant built form and will not materially alter the composition of views. Overall, the magnitude of effect is medium/low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being long term, neutral, of a minor level of effect and not significant.

Pedestrians using Great Bridgewater Street (Photo viewpoint 10)

- 7.31 On completion, the proposed development would introduce a tall new building to easterly views along Great Bridgewater Street. The building will be viewed in the context of Beetham Tower, and the more distant tall buildings present within Manchester City centre that already terminate views. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the streetscape. Overall, the magnitude of effect is low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Visitors to Castle Field Locks (Photo viewpoint 11)

- 7.32 On completion the proposed development would introduce a tall new building to easterly views along the Rochdale Canal. The building will be viewed in the context of Axis Tower that already terminates views along the watercourse. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the canal. Overall, the magnitude of effect is low and the sensitivity of receptors at this location is considered to be high/medium. On balance, the visual effects during operation are assessed as being short term, adverse, of a minor level of effect and not significant.

Recreational users of Hulme Park (Photo viewpoint 12)

- 7.33 The proposed development on completion would introduce a minor addition to the skyline surrounding Hulme Park. Most of the proposed development would be screened to receptors by intervening built form, this would be further enhanced by the presence of tree cover located at the periphery of the park. Overall, the magnitude of effect is medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being long term, adverse, of a minor level of effect and not significant.

RELATIONSHIP TO TRANSPORT INFRASTRUCTURE

- 7.34 Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent. The relationship to transport infrastructure, aviation constraints, and the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, should be considered where appropriate.
- 7.35 This section of the report should be read in conjunction with the Transport Statement, prepared by Mosodi, which fully considers the transport implication of the proposals.
- 7.36 The Transport Statement identifies that the development is compliant with policy as it will promote the use of sustainable modes of travel. It has been demonstrated that the development has very good accessibility for those travelling by foot and bicycle, and is served by excellent existing bus, rail and Metrolink Services.
- 7.37 The Transport Statement considers the transport and highway implications of the proposed development in relation to the following:
- Public transport accessibility;
 - Access and provision for pedestrians and pedal cyclists; and,
 - Implications on vehicular movement
- 7.38 Located within Manchester City Centre, there are numerous amenities and services a short walk from the site. The site is located within an areas served by a comprehensive network of pedestrian routes, typical of its city centre location. Bus stops are within walking distance of the site and Deansgate and Oxford Road stations are also within a close distance of the site.
- 7.39 The proposal for Site A only provides two car parking spaces. This limit on parking, coupled with the fact that most residents in the city centre live without a car will naturally limit traffic generated by the site during the peak hours. It is therefore forecast that the proposal will not alter existing or impact on highway operation and will not have unacceptable effects on road safety.

- 7.40 A development of height is appropriate when regard is had to the site's highly sustainable location. Achieving a dense scheme makes efficient and effective use of the site in this regard.

ARCHITECTURAL QUALITY

- 7.41 The architectural quality of the building includes its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views.
- 7.42 The site's location in context of the City Centre requires a carefully considered design approach. These considerations have been a key driver of the development as presented and the architectural designs are outlined fully within the Design and Access Statement. The proposed building will also be located on an area of brownfield land that has been vacant for a number of years and detracts from the overall visual appearance of the local area.
- 7.43 In terms of scale, the proposed development positively contributes to the surrounding area. As summarised in Section 3 of this Statement and expanded on in the supporting Design and Access Statement, the scale of the proposed building is considered appropriate for the site's location.

SUSTAINABLE DESIGN AND CONSTRUCTION

- 7.44 The proposed development sets high design standards, which are set out within the Design and Access Statement and the Energy and Environmental Standards Statement (ESS) which accompanies this planning application.
- 7.45 The ESS outlines that the development will be designed and specified in accordance with the principles of the energy hierarchy and in line with the Manchester's Core Strategy.

7.46 A two-layered approach has been adopted to best fit the residential and commercial components of the scheme. For the residential element of the scheme, the following conclusions and benefits have been identified:

- The focus has been on reducing the demand for energy by limiting heat gains and losses through the building fabric as well as improving the efficiency of the building fabric.
- The apartments will utilise the use of electric panels for space heating, low energy lighting and heat pumps for water heating; this will ensure that the most efficient and reliable systems are used.
- The scheme will benefit from the use of PV Panels to reduce reliance on fossil fuels and will help contribute to reducing the development's carbon footprint.
- Based on these specifications, energy modelling exercise, using the SAP 12 software, shows that there will be 9% emissions reductions over Part L of the Building Regulations (2013) – which relates to over 15% reductions over the 2010 Regs as outlined by policy.

7.47 For the commercial element of the scheme, the following conclusions and benefits are identified:

- A combination of enhanced building fabric, efficient mechanical and electrical systems, and controls will achieve compliance with the emission reduction targets stipulated by Building Regulations Part L2A (2013).
- The Scheme will also benefit from air source heat pumps that have been specified for meeting the space requirements, which are extremely energy efficient and will play a significant role in reducing the development's carbon footprint.
- The commercial spaces will be provided with electric points of use to meet their water heating requirements, which are ideal for reducing the energy demand for heating water during peak hours.
- Local controls will be utilised to ensure maximum thermal comfort and energy savings.

- Energy modelling calculates 8.8% emissions reductions over Part L of the Building Regulations (2013).

7.48 In conclusion, the proposals will deliver an efficient and sustainable scheme, providing a quality development that accords with the guidance provided within the Core Strategy.

CREDIBILITY OF THE DESIGN

7.49 The applicant is experienced in delivering high quality developments through the development process and through commissioning Leach Rhodes Walker has engaged an experienced architectural practice, supported by technical experts in various fields, as outlined below.

The application proposals have been prepared by a client and vastly experienced design team familiar with the issues associated with developing high quality buildings, in city centre locations and with a track record and capability to deliver a project of exceptional quality. The design team is set out on the table below.

Architect	Leach Rhodes Walker
Planning	Zerum
Landscape Design	Layer
Heritage	Turley
Landscape Visual Impact	Tyler Grange
Air Quality	Redmore
Noise and Vibration	Hydrock
Ground Investigation	Renaissance
Archaeology	ARS
Ecology	ERAP
Daylight/Sunlight	GIA
TV Reception/ Broadband Connectivity	GTech
Energy	King Associates
Sustainability	Element Sustainability
Fire Safety	AM Pyro Consulting
Flood Risk/SuDS/ Drainage Strategy	Renaissance
Highways	Mosodi

- 7.50 The scheme has also fundamentally evolved (with respect to architectural expression and materiality) in a positive manner to the feedback received from Manchester City Council Officers and the local community during pre-application consultation.

CONTRIBUTION TO PUBLIC SPACE AND FACILITIES

- 7.51 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.
- 7.52 The proposed development on Site A achieves this objective through improvements to the surrounding public realm. The works to be provided as part of the development are summarised in Section 3 of this Statement and are shown on the supporting details provided by Layer. Overall, the proposed works are considered appropriate for the development and will help the building proposed for Site A assimilate with the surrounding public realm.
- 7.53 In addition there is an opportunity to extend the public realm works and rethink the currently car focused Albion Street/Great Bridgewater Street junction to create a more pedestrian and cycle focused route from St Peter Square to First Square. An illustrative concept scheme has been submitted for consideration. It would require the input of MCC and a number of other parties to bring it fruition should the concept meet the aspirations of MCC.

CONSIDERATION OF THE IMPACT ON THE LOCAL ENVIRONMENT

- 7.54 It is important to consider the effect the proposed development will have on the local environment, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

Wind

- 7.55 A Wind Assessment is included within the supporting Environmental Impact Assessment. The wind microclimate has been assessed through comparison of computational simulations of the wind around the site and surrounding area with and without the proposed development. Conditions have been assessed on local thoroughfares, building entrances (both for the proposed development and

surrounding buildings), bus stops and taxi drop off points and the existing amenity spaces in the Britons Protection public house beer garden and the Rochdale Canal towpath.

- 7.56 The report finds that, the inclusion of the proposed development changes the local wind conditions but does not make them unsuitable in any case. Overall, it is not expected that the proposed development would cause any significant adverse wind effects at ground level. The table below provides a summary of the effects during operation.

Table 7.1 – Summary of effects during operation

Receptor	Sensitivity	Description of effect	Magnitude of change/impact	Effect significance
General thoroughfares	Moderate	Wind comfort and safety	Negligible	Not significant
Briton's Protection public house beer garden	High	Wind comfort and safety	Negligible	Not significant
Rochdale Canal towpath	High	Wind comfort and safety	Negligible	Not significant
Bus stops and taxi drop-offs	High	Wind comfort and safety	Negligible	Not significant
Off-site entrances	High	Wind comfort and safety	Negligible	Not significant
Entrances to proposed development	High	Wind comfort and safety	Negligible	Not significant

- 7.57 In conclusion the reports finds that, for both sites, there will be no supplementary mitigation measures required for wind microclimate at the proposed development during construction or operation.

Daylight, Sunlight and overshadowing

- 7.58 As set out in Section 6, a Daylight/ Sunlight Assessment is included in the supporting Environmental Impact Assessment and a separate Transient Overshadowing Assessment has been prepared by GIA to support the planning applications following comments received during the public consultation exercise.
- 7.59 A Daylight/Sunlight assessment is included within the Environmental Impact Assessment and a separate Transient Overshadowing Assessment has been prepared by GIA to support the planning applications following comments received during the public consultation exercise.

- 7.60 As summarised earlier, in the proposed development scenario, with regard to daylight, out of the 211 windows assessed for daylight, 162 (77%) meet the BRE guidelines (BRE, 2011) for VSC. 152 (93%) of the 164 rooms assessed meet the BRE criteria for NSL. The effects identified are minor adverse in nature and are therefore considered to be not significant. Given the context of the site and nature of effects, no mitigation is considered necessary.
- 7.61 For sunlight, 11 (100%) of the 11 rooms assessed meet the BRE criteria for both Winter and Annual PSH. The effects identified are negligible in nature and are therefore considered to be not significant. Given the context of the site and nature of effects, no mitigation is considered necessary.
- 7.62 In terms of the findings of the Transient Overshadowing Assessment (TOA) this focuses on the impact of the building on Site A to the beer garden at the rear of The Britons Protection. The report assesses the current baseline, the proposed building on Site A and other cumulative developments. The results of the assessment show that the beer garden is already in shade on 21st March from the existing buildings and the proposed development will cause no additional overshadowing.
- 7.63 There is some limited additional shading on 21st June between 11am and 12pm however after this point, there will either be no change in the overshadowing to the beer garden or it will already be in shadow from the cumulative scheme to the west. Indeed, it is shown that there will be substantially more overshadowing from the cumulative scheme in the evening hours than the proposed development.
- 7.64 There is no change on 21st December when the existing and proposed scenarios are compared with each other.
- 7.65 Given the above it is considered that the proposed development will not have any additional impact on the beer garden of the pub when compared to schemes which have already been granted planning permission. The impact of the tower element has therefore been fully assessed in terms of daylight/sunlight and overshadowing.

Air Quality

- 7.66 As set out in Section 6, Air Quality has been considered in the supporting Environmental Impact Assessment as the proposed development has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation.
- 7.67 During the construction phase it is considered that the use of good practice control measures would provide suitable mitigation for a proposed development of this size and nature and reduce potential impacts to an acceptable level.
- 7.68 As the proposed development will result in a reduction in vehicles travelling to and from site compared to the existing land use, road vehicle exhaust emission impacts are predicted to be negligible and there will be no detrimental impact on surrounding occupiers.

Noise and Vibration

- 7.69 As set out in Section 6 of this Statement, noise and vibration matters are addressed in the supporting Environmental Impact Assessment.
- 7.70 In terms of the construction phase, it is recommended that a more detailed assessment of construction noise and vibration is conditioned so that it can be carried out when more detailed information becomes available, in order to provide a more specific mitigation strategy. This is to be secured via a suitably worded Construction Environmental Management Plan (CEMP).
- 7.71 Appropriate levels of glazing will be provided within both buildings in order to ensure there is no detrimental impact for residents or staff within both buildings.

TV and Radio

- 7.72 As set out in Section 6 of this Statement, a Television and Radio Reception Impact Assessment and Broadband Connectivity Assessment have been prepared by GTech.

- 7.73 Overall, the Television and Radio Reception Assessment concludes that the proposals may cause minor short-term interference to digital satellite television reception in localised areas around the sites, but mitigation solutions exist that will quickly restore the reception of affected television services, leaving no long-term adverse effects for any viewer.
- 7.74 The Broadband Connectivity Assessment concludes that the area already has very good download speeds and providers are already present in the surrounding area. The developer will contact these providers at the appropriate time in the construction programme to provide connections to the sites.

PROVISION OF A WELL- DESIGNED INCLUSIVE ENVIRONMENT

- 7.75 This criterion requires an assessment of environmental factors such as: microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.
- 7.76 As set out earlier in this Planning Statement, assessments have been undertaken in respect of ecology, TV reception, sunlight/daylight, noise and vibration and air quality to establish the impact which the proposed development will have. These topics are either addressed in individual reports or the Environmental Impact Assessment submitted in support of the planning application. These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation.
- 7.77 Inevitably there will be some minor adverse effects, but these are commonplace in any major redevelopment proposal in a dense urban setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme, which includes, the construction of a high-quality development that will enhance the area.

CONSIDERATION OF TALL BUILDING PROPOSALS

- 7.78 The Guidance advises that it is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction. In the case of the proposals, the quality of the design will be continued into construction. Further, the applicant will be building the development and the intention is that the ownership interest will be retained by the applicant. As such, the applicant's priority is to ensure that the aspirational vision for the area is brought forward through genuine high-quality development.
- 7.79 The proposals positively contribute and support the aims of the Core Strategy policy on tall buildings by:
- Providing a building of exceptional design quality, which is appropriately located within the city centre
 - Utilising a site that has excellent accessibility to a range of public transport modes, including bus, rail and Metrolink
 - Incorporating sustainability measures as set out in the supporting Environmental Standards Statement and Energy Strategy
- 7.80 Overall, the proposed development on Site A will deliver a high-quality addition to the city and achieves full compliance with respect to the LPAs policies for the development of tall buildings.

8. SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement has been prepared on behalf of Arrowsmith Management Ltd to support two planning applications for the redevelopment of land at Albion Street and Great Bridgewater Street, Manchester. The site is split in two with the first parcel of land (Site A) being brought forward for a wholly residential development and the second parcel of land (Site B) partially used for commercial office space and partly used for residential.
- 8.2 The application has been considered against the policies of the current development plan and national government guidance. It has been illustrated that the proposal conforms to the criteria set out within these policies and that the principle of development is acceptable. This report clearly demonstrates that the proposed development has policy support and aligns with national policy.
- 8.3 The proposed developments will deliver high-quality residential development within Manchester City Centre. There is a significant identified housing need within Greater Manchester and specifically Manchester City Centre. The Core Strategy and emerging Places for Everyone identify that this identified housing need for Manchester City Centre is to be delivered primarily through apartment development. The Proposed Development will positively contribute to the delivery of residential accommodation which meets this identified housing need.
- 8.4 The creation of additional office space in the city centre will also provide an additional offer and contribute to the overall level of employment space within the preferred location for such development.
- 8.5 Both proposals will make a notable contribution to this important area of the city centre, generate jobs and help to meet housing need. These benefits weigh significantly in favour of the development.
- 8.6 The proposals will bring forward the following benefits:
- The delivery of 76 high quality dwellings in a sustainable location
 - The provision of 152sqm of additional office floorspace
 - Bringing derelict brownfield sites back into active use

- Contributing to urban regeneration within the area.

- 8.7 The principle of residential and office development is entirely in accordance with the sites' location.
- 8.8 The NPPF makes it clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles.
- 8.9 This report clearly demonstrates that the proposed development has the support of local policy and is aligned with national policy. The principle of development is acceptable.