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Green and Blue Infrastructure 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

PURPOSE OF THE STATEMENT

1.1 This Green and Blue Infrastructure Statement has been prepared by Zerum Consult Ltd 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 National Planning Policy Framework (NPPF) 2021 defines Green Infrastructure as:

“A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.”

1.3 Improvement and promotion of Green and Blue Infrastructure is recognised as a vital component of the Manchester Strategy. The strategy, which has established a ten-year vision for the City, strives for Manchester 'to be in the topflight of world-class cities by 2025' and seeks to achieve this through a number of high-level aims, which includes:

“Being a city recognised for its high quality of life, with improved green spaces and access to world-class sports, leisure and cultural facilities.”

1.4 The State of the City Report 2019 sets out the council's commitment to conserve, protect and enhance biodiversity wherever it can. Ensuring there is healthy and plentiful Green and Blue Infrastructure to inspire a strong sense of citizenship and pride in the city, whilst helping to improve health and wellbeing by encouraging more active lifestyles.

1.5 The Manchester Green and Blue Strategy, prepared Manchester City Council, further expands on the Manchester Strategy and the State of the City Report. The Strategy seeks to building on the investment already seen to date in the city's Green Infrastructure, and the understanding of its importance in helping to create

a successful city, with a vision for Green and Blue Infrastructure in Manchester over the next 10 years. This vision sets out that:

"By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow."

1.6 To enable the Manchester Green and Blue Strategy vision to be achieved, four objectives have been established, these are:

1. Improve the quality and function of existing Green and Blue Infrastructure, to maximise the benefits it delivers.
2. Use appropriate Green and Blue Infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
3. Improve connectivity and accessibility to Green and Blue Infrastructure within the city and beyond.
4. Improve and promote a wider understanding and awareness of the benefits that Green and Blue Infrastructure provides to residents, the economy and the local environment.

1.7 The vision recognises that all Manchester's communities and sectors of the economy will benefit from ongoing investment in Green Infrastructure and is designed to allow all stakeholders in the city to understand how and where they can play their part in its delivery and enjoy the benefits that will come as a result. The strategy identifies headline actions for each objective, providing a framework for all stakeholders in the city, from the Council and other large organisations, to developers, to residents and communities, to identify how they will be able to contribute to the city's Green Infrastructure.

1.8 This Statement therefore seeks to describe how the Proposed Development responds to the Manchester Green and Blue Strategy and its core objectives.

1.9 This Statement should be read in conjunction with the following documents:

- Design and Access Statements prepared by Leach Rhodes Walker
- Planning and Tall Buildings Statement, Prepared by Zerum

SUMMARY OF PROPOSALS

1.10 The proposals comprise two elements with Site A (the larger parcel of land located to the west) consisting of a building providing 75 apartments. Site B (located to the east) consists of four apartments and 250 sqm of commercial office space. The proposed development will also incorporate the provision of new enhanced public realm at street level.

1.11 Key components of Green and Blue Infrastructure associated with the Proposed Development include:

- New tree planting and public realm works at street level.
- Proximity to Deansgate and Oxford Road Train Stations and Deansgate-Castlefield Metrolink stop.
- Proximity to local canal network.

2. GREEN AND BLUE INFRASTRUCTURE

APPLICATION OF THE MANCHESTER GREEN AND BLUE INFRASTRUCTURE STRATEGY

- 2.1 As set out above, the Manchester Green and Blue Infrastructure Strategy sets out four objectives for Green Infrastructure across the City. For completeness, this Statement sets out each of the objectives and where applicable describes how the design of the Proposed Development meets the objectives set by the strategy.

Table 2.1: Manchester Green and Blue Infrastructure Strategy Objectives

Green Infrastructure Objectives	Applicable to the Proposed Development	Summary of Justification
Objective 1: Existing Green and Blue Infrastructure	N/A	The Sites currently comprise areas of hard standing which is used for car parking with no existing significant natural or implemented Green Infrastructure.
Objective 2: New Development	Yes	Proposals for the site constitute 'new development' with opportunity to introduce new Green Infrastructure.
Objective 3: Connectivity and Accessibility	Yes	The proposal seeks to help contribute to public realm improvements along Albion Street and Great Bridgewater Street that help provide improved links for walking and cycling.
Objective 4: Understanding and Awareness	Yes, although this objective will not be discussed in this statement (see justification)	Although applicable to the proposed development, this statement discusses

		'designed' proposals for the site. This objective largely covers policy, research and awareness pertaining to Green Infrastructure.
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PROPOSED GREEN AND BLUE INFRASTRUCTURE

- 2.2 Each of the objectives set out above are accompanied by a series of 'Headline Actions', as set out within the Manchester Green and Blue infrastructure Strategy. Each of the actions associated with the relevant objections will now be discussed.

Table 2.2: Manchester Green and Blue Infrastructure Strategy Headline Actions

Objective 2: New Development		
Headline Action	Applicable	Details
Action 1: Embed green infrastructure as part of residential developments	Yes.	The proposal includes the creation of new public realm at street level which will help the new developments interact with the surrounding street scene. Appropriate species of trees and plants will be incorporated into the development.
Action 2: Embed green infrastructure as part of city centre developments	Yes.	The Site: As set out above, the proposed city centre development incorporates green infrastructure which will help contribute to the local city environment. This will introduce new biodiversity and improve the visual amenity of this part of the city centre.
Action 3: Embed green infrastructure as part of major employment developments	N/A given the minimal amount of commercial space provided as part of the development.	N/A

Action 4: Retrofit new green infrastructure to existing buildings, particularly in the city centre	N/A	N/A
Action 5: Embed green infrastructure as part of school new build and major refurbishment	N/A	N/A
Action 6: Establish temporary 'meanwhile' use on sites awaiting development	N/A	N/A
Objective 3: Connectivity and Accessibility		
Action 1: River valleys and canals: enhance river valleys and canal tow paths to improve accessibility and use as active transport corridors.	Yes	The Sites are located to the north of the Rochdale Canal of the Ashton Canal, with access onto the Canal approximately 120m to the east from an entrance on Great Bridgewater Street. Given this section of the canal has well established tow paths to encourage active transport corridors it is considered that no further enhancement measures are necessary.
Action 2: Green routes: greening transport routes (e.g. tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.	Yes.	The proposed development includes improvement works to the pedestrian environment adjacent to the sites which will help contribute to an enhanced pedestrian environment.
Action 3: Working with neighbouring authorities	Yes	Although applicable to the proposed development, this statement primarily discusses the 'designed' proposals for the site. This Headline Action covers

to improve access and connectivity		engagement between local authorities, developers and communities. A programme of consultation with the local authority and general public as part of the preparation of the development proposals
Action 4: Use active and sustainable transport to access green infrastructure in the city and beyond	Yes	The site is located within walking distance of train and Metrolink Stations.

3. CONCLUSION

- 3.1 The proposed development demonstrates a carefully considered approach to Green and Blue Infrastructure. Three of the four core Objectives within the Manchester Green and Blue Strategy are considered to be applicable to the development. Of the three applicable Objectives, it can be demonstrated that the relevant Headline Actions are positively recognised.
- 3.2 The Green and Blue Infrastructure to be embedded into the proposed development will ensure that it is effective from the outset. The proposed landscaping will active the ground floor level, creating a lively and stimulating atmosphere. The proposed development will ultimately ensure that quality of the pedestrian environment around the building is improved, creating an environment that is attractive, comfortable, and practical.
- 3.3 As the proposed planting establishes and matures the Green Infrastructure characteristics of the site will continue to enhance and become more effective.