



**MANCHESTER
CITY COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 78

**TOWN AND COUNTRY PLANNING APPEALS
(INQUIRIES PROCEDURE) RULES 2000**

**APPEAL BY
Fusion Manchester DevCo Ltd**

AT

Land at Deansgate South, Manchester

SUMMARY PROOF OF EVIDENCE BY DAVE CARTY DURP MRTPI

Planning Inspectorate Reference: APP/B4215/W/3287525

Planning Application Number: 129406/FO/2021

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1.0 QUALIFICATIONS

- 1.0 My name is Dave Carty. I am Chartered Town Planner and have been a Member of the Royal Town Planning Institute since 1979. I hold a Diploma in Urban and Regional Planning from Sheffield Hallam University.
- 1.1 I have been employed continuously at Manchester City Council (MCC) since September 1974. I was a member of the Planning Service up to 1991 with experience gained working in development control, local planning, and economic development. I have worked for the Land and Property Department as Head of Property Review, Chief Executive's Department as Head of Public Private Partnerships and City Treasurer's Department as a Project Director within the Capital Programmes Division. My current role, since 2014 is the Development Manager within the City Centre Growth and Infrastructure Team in the Strategic Development Directorate.
- 1.2 My duties involve promoting, leading, and supporting the economic recovery of the City Centre by working with landowners, developers, existing businesses, and residents to attract investment from Government and the private sector. The preparation and updating of Development Frameworks across the City Centre are undertaken to ensure that businesses and residents are directly involved in the shaping of investment proposals for future place making initiatives and to provide appropriate development guidance for future schemes.
- 1.3 The evidence which I have prepared for and on behalf of Manchester City Council, in respect of the refusal of planning 129406/FO/2022 in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

2.0 GREAT JACKSON STREET DEVELOPMENT FRAMEWORKS

2.1 The Great Jackson Street area is in the south of the City Centre and is bounded by Chester Road and the River Medlock to the north and west, the Mancunian Way to the south and the residential developments on the City Road East to the east. It consists of around 20 acres (8 hectares) of land.

(i) 2015 Framework

2.2 A report to the Executive in March 2015 noted the change in economic circumstances and the need to cater for the City's growing population and a requirement to build thousands of new homes. Without a Framework the area would be developed in a piecemeal approach by individual landowners, which would compromise the potential offered by the area.

2.3 The report was clear that area would be suitable for a range of tenures including the private rented sector and market sales and the report noted that the area would not be suitable for student accommodation. The introduction of an element of transient student accommodation would not make a positive contribution to the successful regeneration of the area.

2.4 The 2015 Framework defines a strategy for scale and massing and where taller buildings might be used to mark the areas regeneration and emphasize its gateway status. The Framework identified how public realm and linkages can be delivered across the site in a manner that is both fair and deliverable.

2.5 A report was submitted to the Executive in July 2015 following consultation with residents and landowners and was formally endorsed. The responses received illustrated general support for the proposals, welcoming the creation of a new residential neighbourhood and investment within the area.

- 2.6 **A Tall Building Study** at paragraph 3.2 reviewed potential locations for tall buildings and tested these locations through analysis. Significantly, the study looked at the opportunity for a tall building on the appeal site, but it was not identified as a suitable site for a tall building. High density development is promoted where opportunities for creating large public spaces existed. Mid density development is proposed on plots that have important connections running through them. Mid/Low density in instances where there is no benefit to the masterplan from a plot's public space provision or improved linkages.
- 2.7 The appeal site is identified as Plot H to be developed to a height of 5 storeys to provide 25 residential units. The rationale for this proposal is set out at paragraph 3.6 **Density** the appeal site is far too small to provide either public space or provide important linkages running through it.
- 2.8 The Executive Report approved recommendations were: i) Note the comments from local residents and landowners on the regeneration strategy and the response to the comments; and ii) Formally endorsed the principles in the revised Great Jackson Street Development Framework and request that Planning and Highways Committee take the framework into account as a material consideration when considering planning applications in the Great Jackson Street area.

(ii) 2017 Framework

- 2.9 A draft update of the 2015 Framework was reported to the Executive in September 2017. A 13-storey development was granted planning permission in June 2017, on the appeal site Plot H. The development includes 53 apartments and a ground floor commercial unit.

- 2.10 The 2017 Framework sets out an opportunity for a significant increase in high density development, which would fund the provision of a much higher level of public realm provision to improve the overall quality of the residential environment.
- 2.11 **Opportunity for height:** development of a greater height on the Mancunian Way/Chester Road corner and fronting the Mancunian Way. **Greater separation between buildings:** a separation of approximately 20 metres where higher density developments are located. For lower density developments, a distance of at least 15 metres will be sought. **Increasing the quantum and variety of public spaces:** the 2017 Framework sets out an increase in the overall quantum of public space by 87%. **Enhancing sunlight and daylight penetration into the site:** to create much larger usable public space with the benefits from sunlight throughout the day.
- 2.12 The 2017 Framework proposed a significant increase in the density of development from over 3,600 residential units to 6,334 units. Consultation letters were out to 2,115 residents, businesses, and stakeholders informing them about the public consultation. The Framework was made available on the Council's website, and comments were invited.
- 2.13 The City Council Executive on the 10th January 2018 approved the following recommendations: i) Note the comments received on the Strategic Regeneration Framework and the response to these comments; and ii) Formally endorse the principles in the Great Jackson Street Strategic Regeneration Framework update, with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.

3.0 THE CASE FOR THE CITY COUNCIL

- 3.1 The 2015 Framework having considered locations for tall buildings and the capacity of each site to accommodate public realm and public routes identified that Plot H,

should be developed to a height of 5 storeys and could accommodate 25 residential units.

3.2 The report to the Executive in March 2015 noted that the area would be suitable for a range of tenures but would not be suitable for student accommodation. The development of transient student accommodation would not make a positive contribution to the successful regeneration of the area. The appeal application would not in my view contribute to the area's very significant regeneration achieved to date.

3.3 The City Council has set out a Framework to create a high-quality neighbourhood of choice with homes supported by a comprehensive range of ancillary community facilities and public spaces with improved linkages to adjoining neighbourhoods. The proposals for a sustainable community incorporate a range of dwelling types, for professionals, couples, families and the retired but not for students. The proposed appeal development has not demonstrated any positive regeneration benefits it does not provide accommodation for the Private Rented sector or market sale and makes no contribution to public open space provision or assist with the provision of new public access routes.

3.4 The Frameworks set out the strategy for locating tall buildings in the area. The appeal site Plot H was identified in 2015 as suitable for a 5 storey development with 25 units which was amended to a 13 storey development with 53 units in 2017. The proposed appeal development is contrary to the approved 2017 Development Framework in respect of the height, density of development and the proposed use as Purpose Built Student Accommodation.

4.0 CONCLUSION

4.1 The proposed appeal development does not in my view contribute to the regeneration vision which has been developed in consultation with residents, businesses, and landowners. The introduction of a transient student population into

this area will undermine 15 years of careful regeneration activity to connect this area into the fabric of the City Centre. The regeneration activity remains fragile with 3,000 of the planned 6,300 new homes in the development pipeline. To retain this momentum new schemes must be in accordance with the approved Framework.

- 4.2 In summary, my view is that the appeal applicant has failed to demonstrate how the proposed purpose-built student development could make a positive contribution to the regeneration of the Great Jackson Street area.
- 4.3 A 13-storey development providing 53 residential units for private rented or market sale is the appropriate use, scale, and density of development for the appeal site. This is established in the 2017 Development Framework which the Executive approved on the 10th January 2018, when it formally endorsed the update, with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.
- 4.4 Accordingly, it is the opinion of the City Council, as Local Planning Authority, and myself as City Centre Development Manager, that the appeal ought to be dismissed.