



**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

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. Over the next twenty years I 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 I have a wide range of planning, project development delivery and regeneration experience within Manchester. My current 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. Investment is directly supported by MCC capital schemes to support the creation of new jobs and homes with for example significant recent investment in new public realm schemes. These public realm place making schemes are important both to support daily activities of existing City Centre residents and businesses and to help attract new residents and businesses. The preparation and updating of Strategic Regeneration Frameworks/Development Frameworks across the City Centre is 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. These frameworks are helpful and important in guiding future investment

decisions providing developers and investors the appropriate planning and regeneration context for each city centre neighbourhood. They also provide residents with clarity in respect of the type of development being promoted and supported by the City Council and this information is used by new residents looking to move into city centre neighbourhoods.

- 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

(i) 2007 Framework

- 2.1 The appeal site was excluded from 2007 Development Framework (see CD – G14), but the Executive Reports provide important context for how the City Council has developed its regeneration proposals for this part of the City Centre. The Great Jackson Street area is in the south of the city centre adjacent to the established residential area of Castlefield. It 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, much of which was used for surface car parking. The area suffered from a lack of identity and economic purpose for many years, resulting largely from its lack of connectivity in a physical, functional, and economic sense with the rest of the city centre. This longstanding situation undoubtedly inhibited investment and prevented growth. To tackle this lack of investment the Executive considered a report in May 2007 (see CD – G19) on proposals for a new Development Framework to guide development in this area. The Framework would provide the economic and spatial context for an area that was capable of accommodating growth in key

economic sectors, and to enable this area of the city centre to be brought forward for redevelopment in a way that complements existing developments in adjacent areas within the city centre.

2.2 The May 2007 (see CD-G19) Executive endorsed in principle the new Development Framework and requested the Chief Executive to consult with residents and businesses on the Framework and report back to the Executive with detailed proposals. The Executive also authorised the Chief Executive to bring forward a Commercial Plan and detailed delivery arrangements for the implementation of the Framework. A further report to the Executive on the 24th October 2007, noted that letters and copies of the Development Framework were sent to 9 key stakeholders organisations, including English Heritage, the universities, BBC, Civic Society and Chamber of Commerce. Central Manchester Healthcare Trust, the BBC and CABE responded but confirmed that they had no comments on the proposals. The Manchester Chamber of Commerce was highly supportive of the proposals for improved connectivity with the wider area, high density and efficient use of land, mixed uses, and large floor-plate office accommodation. Allied London the Spinningfields Business District developer supported the Framework in principle, subject to the development of more detail on phasing of the office floorspace. English Heritage welcomed the ambitious plans for the area and recommended that advice be sought regarding pre-development evaluation of potential archaeological sites.

2.3 Copies of the Development Framework (see CD-G14) were also deposited in the Central Library and Planning Division Reception, were placed on the City Council's website, and over 1500 letters were sent to residential and business addresses within and immediately surrounding the Great Jackson Street area. Copies were also sent to City Centre ward councillors for comment. Five responses were received because of this publicity from residents, and no responses were received from businesses. The residents' comments welcomed the aims and guiding principles of the Framework, including the proposed green bridge, opening new routes through the site, the amount of open space and commitment to high quality design. A view was expressed that elevations overlooking Hulme should not be inward looking but

should be visually interesting. Comments were made relating to the need for more public transport and community facilities in the area as it develops, and for new schemes to contribute to ecological diversity, as well as a concern that the amount of residential development proposed is not necessary, that new buildings will block existing views, and that there is no established need for tall buildings in the area. The Chief Executive informed the City Council's Executive meeting (see CD-G20) that high quality design will be required on all elevations, including those facing Hulme, and that relatively high density residential development is necessary to ensure that a mix of uses ultimately brings sustainable levels of activity into the area. Improving the accessibility of the area was a key strategic aim of the Framework, including by a choice of means of transport. The City Council Executive on the 24th October 2007 (see CD-G20) requested the Planning and Highways Committee to take the Development Framework into consideration when considering applications for planning permission, listed building consent and advertisement consent in the Great Jackson Street area. The Executive also authorised the Chief Executive to continue working with landowners to ensure a coordinated approach to the necessary implementation and delivery arrangements to secure the comprehensive transformation of the area.

- 2.4 The report (see CD-GD20) concluded that the implementation of the Development Framework would result in the Great Jackson Street area emerging with its own unique identity but functioning very much as part of the City Centre and strengthening its overall vibrancy and product offer. The Framework was intended to guide the development of almost 4 million sq ft of new and refurbished commercial, residential, retail and leisure floorspace in a way that expanded the economic boundary and functionality of the City Centre. At this time, it was expected that the residential element would account for 55 per cent of the total floorspace. However, over the following seven years whilst several planning applications were approved, primarily for residential schemes, no new development came forward in the period up to 2015.

(ii) 2015 Framework

- 2.5 The 2015 Development Framework area (see CD-G13) was amended to incorporate the appeal site. A report to the Executive in March 2015 (see CD-G15) noted both the change in economic circumstances and other emerging initiatives in the City Centre including areas of development at St. Peter's Square, Noma, Mayfield, St Johns, the BBC site, and on-going developments at Spinningfields and First Street which had provided commercial opportunities for, the type of commercial accommodation that had been envisaged for Great Jackson Street. The report (see CD-G15) also highlighted that the need to cater for the City's growing population and had identified a requirement to build thousands of new homes. Locations in and around the fringe of the City Centre were identified as being suitable to accommodate much of this growth.
- 2.6 These changing circumstances meant that it was necessary to re-evaluate how the Great Jackson Street area could most effectively contribute to the City Councils regeneration objectives for the City Centre. The potential of the area was considerable but clearly, a co-ordinated and comprehensive approach to development would be required to ensure that individual sites could be developed in a complementary manner. As in other parts of the City this could most effectively be achieved through the preparation of an agreed and updated Development Framework(see CD-G13). Without a new Framework the area would be developed in a piecemeal approach by individual landowners, which would seriously compromise the enormous potential offered by the area. The changes that had taken place in the city centre since 2007 meant that it was appropriate to explore whether the vision for the Great Jackson Street area should now be reviewed. The emergence of other commercial development initiatives where significant progress had already been made led to the report's conclusion that large-scale commercial development as previously envisaged was unlikely to come forward for some considerable time at Great Jackson Street. However, the area was very well placed to meet the pressing requirement for new City Centre homes.
- 2.7 A significantly revised framework (see CD-G13) was therefore prepared which set out how the area could be developed as a new residential district. The overall aim

was to create a high-quality residential neighbourhood with high value homes that would support the growth of the economy. The report identified the opportunity to create an area of high amenity value near the city centre, which has different characteristics to the mixed-use nature of many other residential areas in the city centre. The wider area already has several amenities and attractions that would support its new function as a high-quality residential neighbourhood including the River Medlock, Hulme Park, Castlefield Basin, and cultural facilities at First Street. It was possible to create a vibrant, safe, secure, and sustainable community incorporating a range of dwelling types, providing an attractive place to live with a range of apartments and two and three storey town houses. Crucially, this area could be attractive to families by providing good quality public realm spaces and a range of facilities to support incoming families.

2.8 It was envisaged that the area would contain a variety of housing types and tenures which should include town houses with their own front doors and private garden spaces and one, two, three and four bed apartments. The report (see CD-G15) 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 revised Development Framework (see CD -G13) sets out proposals to develop a new stable high-quality residential neighbourhood and the introduction of an element of transient student accommodation would not make a positive contribution to the Council's ambitions for the successful regeneration of the Great Jackson Street area.

2.9 The report (see CD-G15) noted that the residential product should be highly serviced and managed and this must be incorporated into the overall design and the management arrangements and must be presented as part of individual planning proposals. The size of individual units would be expected to meet the guidelines identified by the Executive and should be large enough to provide for permanent homes. Developments should provide well designed and attractive communal facilities along with private and communal amenity facilities both at ground floor and at roof terraces. Proposals for the design and on-going maintenance and

management of the public realm, including appropriate boundary treatments, must also be provided as part of individual planning proposals. Developments must achieve high levels of environmental management and performance and help to reduce carbon dioxide emissions. They should aim to achieve Code 4 but should focus on energy management in use. They should also employ best practise to reduce water consumption.

- 2.10 This approach to create a new residential neighbourhood would be supported and underpinned by the creation of a high-quality environment including new areas of public space, shared/private amenity space and new pedestrian linkages and connections. It would also be possible to provide some amenity facilities for the neighbourhood such as a limited number of carefully positioned cafes, shops, launderettes, gyms etc.
- 2.11 Great Jackson Street occupies a key strategic position at an entrance to the City Centre. The 2015 Framework (see CD-G13) defines a strategy for scale and massing and identified where taller buildings might be used to mark the areas regeneration and recognise and emphasize its gateway status. The Framework (see CD-G13) identified how public realm and linkages can be delivered across the site in a manner that is both fair and deliverable.
- 2.12 Two specific sites were identified that could accommodate large public spaces and these were at Owen Street and Crown Street. The Framework (see CD-G13) suggests that the provision of large open spaces within these two areas should be balanced by an increase in overall densities on these sites. Similarly, where public routes and linkages are required, this should also be reflected in increased densities in a manner that is proportionate to and reflects the land required to provide it. The new Framework establishes the basis for the creation of a place with unique attributes where people will want to live. It would achieve this by introducing a new scale and density of built form, a well-balanced mix of accommodation and an attractive environment with new public realm and linkages.

2.13 A further report was submitted to the Executive in July 2015 (see CD-G17) following consultation with residents and landowners and the revised Framework was formally endorsed with no changes to the document. In total 13 responses were received in relation to the 2,176 consultation letters sent to residents and landowners, broken down as follows: 6 responses from individual residents; 1 response from a resident's group; and 6 responses from landowners. In total, 12 of the responses received were supportive of the regeneration of the area, providing some comments / areas of concern based on the Development Framework. The responses received illustrated general support for the proposals, welcoming the creation of a new residential neighbourhood and investment within the area. All the responses received from landowners were broadly supportive of the Framework, commenting that they:

- Strongly support the concept of creating a residential neighbourhood within the Framework area.
- Support the regeneration of this important site within the City.
- Are broadly supportive of the aspiration to create a high-quality residential neighbourhood with high value homes that support the growth of the economy
- Endorse the Great Jackson Street Development Framework

2.14 A **Tall Building Study** at paragraph 3.2 within the Framework (see CD- G13) reviewed potential locations for tall buildings which would signal the regeneration of the site and it's 'gateway' function and tested these locations through analysis of a number of key factors including their relationship to axial connections within the Centre including Deansgate and Mosley Street. Significantly, the study looked at the opportunity for a tall building on the appeal site but it was not identified in the Framework as a suitable site for a tall building at a strategic location. The study reviewed ways in which the ambitions of the Framework regarding open space and landmark buildings can be delivered in an equitable way given the constraints posed by land ownership. On some plots there are no routes required across the site and no benefit to the masterplan in creating open space. High density development is proposed 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, it is anticipated that a lower density of development

should be created. At paragraph 3.6 **Density** the Framework (see CD-G13) concludes that the only plots that are of sufficient size to accommodate large public spaces are: plots A, Owen Street; and Plot C, Crown Street.

- 2.15 The appeal site is identified in the 2015 Framework (see CD-G13) as Plot H. Within the Framework document (see CD-G13) at paragraph 4.3 **Example Development Matrix** it sets out across the area the High Density to Mid to Mid/Low density plot ratios. The Framework proposed that appeal site Plot H is developed at a height of 5 storeys to provide 25 residential units. The rationale for this proposal is set out at paragraph 3.6 **Density** given that the appeal site is far too small to provide either public space or provide important linkages running through it and it is therefore proposed that a low density of development should be created. The Framework(see CD-G13) identifies the opportunity to develop a total of over 3,600 residential units and 355,994 sq m (3.8 m sq ft) of new residential development.
- 2.16 The Executive Report (see CD-G17) 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.

(iii) 2017 Framework

- 2.17 A draft update of the 2015 Framework was reported to the Executive in September 2017(see CD-G16). The 2015 Framework (see CD-G13) had led to significant progress in approved planning consents and construction activity which included the following schemes. Planning permission was granted in July 2016, in line with the principles of the 2015 Development Framework, for a major residential led development at Plot A, Owen Street. The scheme provides 1,508 residential units split across four towers. The tallest of the four buildings was 62 storeys, making this

building the tallest tower in Manchester. The scheme started on site in 2016, immediately following the award of planning consent, and has acted as a major catalyst to regeneration of the Great Jackson Street area and a commitment to the creation of a new high-quality residential community.

- 2.18 Following the determination of the Owen Street planning application, the developer Renaker progressed detailed feasibility studies into the design and delivery strategy of their sites to bring forward further development within the area.
- 2.19 A 13-storey residential-led development was granted planning permission in June 2017, on the appeal site Plot H bound by Chester Road and the Bridgewater Viaduct. The development includes 53 apartments and a ground floor commercial unit and represented a significant increase in density from the 2015 Framework recommendation for a 5-storey development with 25 apartments.
- 2.20 A residential scheme, developed by DeTrafford estates, received planning approval for approximately 400 residential units across three towers, with the tallest tower being approximately 32 storeys high. This will be positioned at Plot E within the masterplan.
- 2.21 The 2017 Framework (see CD-G7) sets out an opportunity for a significant increase in high density development, to fund the provision of a much higher level of public realm provision to improve the overall quality of the residential environment. The main components of the revised design are set out in the 2017 Framework (see CD-G7) and are summarised below.
- 2.22 **Opportunity for height:** The revised Framework (see CD-G7) focuses on alternative models of higher density development to deliver a successful and sustainable neighbourhood, based on residential amenity and quality. The 2015 Framework (see CD-G13) identifies locations for tall buildings at strategic locations around the perimeter of the area, based on key views from locations in the city centre and the ability to emphasise the area's gateway function. A review of the scale of the

buildings at these locations in the 2017 Framework (see CD-G7) has identified that development of a greater height could be accommodated on the Mancunian Way/Chester Road corner of the site, which provides the entrance to the area, and around the perimeter of the area, particularly fronting the Mancunian Way. This would provide buildings with strong visual profile and improve the legibility of the site. Elsewhere, building heights remain as in the 2015 Framework, stepping down in height towards the centre of the area and in the vicinity of Bridgewater House. The only exception to this approach is the appeal site which in the 2017 Framework (see CD-G7) acknowledges the approved scheme for a 13-storey development on Plot H.

- 2.23 **Greater separation between buildings:** The updated Framework (see CD-G7) has sought to increase the separation between buildings. Increasing the distances between the buildings will allow for a higher quality public realm and amenity offer, benefiting from increased daylight and sunlight. A separation of approximately 20 metres is proposed where higher density developments are located (compared to 9-15 metres in the 2015 Framework). For lower density developments, a distance of at least 15 metres will be sought. The final distancing between buildings will be considered as the detailed design for each plot comes forward.
- 2.24 **Increasing the quantum and variety of public spaces:** The 2017 Framework (see CD-G7) sets out an increase in the overall quantum of public space by 87%, which is equal to 16,800 square metres. This public realm will include both hard and soft landscaping for people to relax, enjoy and play in, including a large single area of public realm in Plot C, Crown Street. This will be supported by a series of public thoroughfares and smaller landscaped areas, alongside enhanced pedestrian connections that will deliver improved access to Hulme Park.
- 2.25 **Enhancing sunlight and daylight penetration into the site:** The updated Development Framework (see CD-G7) seeks to create much larger usable public space to be used by both residents and visitors. Inherent to this is the creation of space that benefits from sunlight throughout the day. The proposed orientation and

greater separation between buildings will enhance sunlight penetration into the public spaces.

- 2.26 The 2017 Framework (see CD-G7) proposed a significant increase in the density of development from over 3,600 residential units to 6,334 units and from 355,994 sq m (3.8 m sq ft) to 625,880 sq m (6.3 m sq ft) of new residential development. The Framework (see CD-G7) also set out an increase in the overall quantum of public space by 87%, which is equal to 16,800 square metres. The **Example Development Matrix** (see CD-G7) was updated and for Plot H the planning scheme on the appeal site, approved in June 2017 was recognised and a 13 storey scheme with 53 units and a gross external area of 5,707 sq m (61,430 sq ft) was proposed.
- 2.27 Appendix 2 within the 2017 Framework(see CD-G7) entitled ‘Strategic Context’ includes an analysis of the market and regeneration context including residential supply and demand. This notes that there has been a historic undersupply of new units in the city centre over recent years, meaning there is a shortfall of residential units against Manchester’s Residential Growth Strategy. Demand for rented accommodation has soared in recent years and Build to Rent and market sale will continue to be important, reflecting the trend towards this type of tenure both in Manchester and nationally.
- 2.28 Following the September 2017 Executive Report (see CD-G16) consultation letters were out to 2,115 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the Framework. The Framework was made available on the Council’s website, and comments were invited. The consultation closed on 15 December 2017, following a six-week period of consultation. In total 11 responses were received to the consultation, broken down as follows: 9 from individual residents; 1 from a landowner; and 1 from a statutory/public organisation In response to the consultation, a range of issues were raised by respondents. These are all within the following categories:

- Traffic management and road infrastructure
- Impact on existing residential properties
- Maintenance & safety
- Development uses & amenities
- Public realm & green space
- Development layout, density & height
- Consultation process

2.29 Having considered the consultation responses the Executive Report (see CD-G18) concluded that the Framework will be amended to reflect the provision of amenity facilities at street level within the framework area. The revised Framework (see CD-G7) now indicates that a range of ground floor uses are to be provided to support the residential community which in line with demand could include community, gym, health and childcare facilities in addition to retail and leisure uses. Traffic management and road infrastructure within the Great Jackson Street area will be kept under review. Detailed traffic modelling and analysis will be undertaken as development proposals are brought forward as planning applications. This will ensure an appropriate response is taken in relation to the development of the Great Jackson Street neighbourhood and wider city centre. An agreement will be developed between the landowners within the Framework area and the City Council to establish the maintenance strategy for the public realm and highways respectively.

2.30 The City Council Executive on the 10th January 2018 (see CD-G18) 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 DEVELOPMENT UPDATE

3.1 The Great Jackson Street Frameworks have stimulated and delivered significant outcomes to date with the Owen Street North and West Towers now fully let with sales proceeding successfully in the South and East Towers. Information provided by the developer Renaker indicates:

- That the Great Jackson Street Development Framework area currently provides well over 2,000 homes with a further 850 currently on site and over 3,000 in the pipeline.
- Current population across the Masterplan is c.3,000 people. Once complete this will rise to over 10,000 people.
- Varied demographic – combination of young professionals, couples, families, and those that have retired.
- Average age of a resident is 31 years
- circa 15% are aged between 41 -60 years
- Over 100 children living across the two Renaker live schemes (Deansgate Square and Crown Street Phase 1)
- Over 40 nationalities represented.
- circa 60% of larger units (3-4 bedrooms) are occupied by families
- circa 50% of 1 and 2 bed apartments occupied by singles and couples.
- Over 30% employed within 10 miles of their home
- circa 40% of residents have relocated from within 20 miles (27% from within 5 miles)
- circa 60% relocated from rental accommodation
- circa 90% work in in the private sector
- Average Salary of > £45,000 pa.

3.2 The Victoria Residence scheme at the Chester Road roundabout is 98% tentanted and the adjoining Elizabeth Tower under construction is attracting significant market interest. These developments will provide tenants with significant communal facilities including co-working space, communal hub, residence lounge, a 44th floor swimming pool and a gymnasium. The developer is also in negotiations with the National Heath Service to open a doctor's surgery at the ground floor of Elizabeth Tower for the wider community.

- 3.3 The adjacent Crown Street development is under construction with the Blade Tower some 18 months from completion in July 2023 and the Circle Tower is also under construction due to complete in July 2024. As part of this development a planning application is being prepared for submission in March 2022 for a 210 pupil 1 Form entry Primary School which is due to start on site in June 2022 and be opened by September 2023. The Crown Street scheme also includes an underground public car park to provide 389 public car parking spaces and a new park with a mixture of soft and hard landscaping.
- 3.4 Other schemes in the area are being worked up for future residential developments including the Grade 2 Listed Bridgewater House site and on Plot F, planning consent has been granted for an additional 850 residential units. The momentum for new residential development is evident throughout the city centre and in particular in the city centre fringe areas with Great Jackson Street Development framework area emerging as a high quality market Build to Rent and market sales residential community with all the facilities required to attract young professionals, couples, families and the retired. This new high-quality residential area complements the neighbouring established residential communities of Castlefield and Hulme and St. Georges.

4.0 THE CASE FOR THE CITY COUNCIL

- 4.1 The overall aim of the Great Jackson Street Development Framework has been to bring forward development to an area of the city centre that historically suffered from a lack of identity and economic purpose resulting largely from its lack of connectivity in a physical, functional, and economic sense with the rest of the city centre. This longstanding situation undoubtedly inhibited investment and prevented growth. The 2007 Framework (see CD-G14) envisaged a mixed use of commercial and residential development creating some 4 m sq ft of new development.
- 4.2 By 2015 little investment had materialised with some residential consents, but commercial developments were being brought forward in other city centre locations.

Consequently, the 2015 Framework (see CD-G13) which now incorporated the appeal site highlighted that the housing need to cater for the City's growing population and had identified a requirement to build thousands of new homes. Locations in and around the fringe of the city centre were identified as being suitable to accommodate much of this growth. The 2015 Framework (see CD-G13) proposed over 3,600 residential units and 355,994 sq m (3.8 m sq ft) of new residential development.

- 4.3 The 2015 Framework (see CD-G13) defined a strategy for scale and massing and identified where taller buildings might be used to mark the areas regeneration and recognise and emphasize its gateway status. The Framework (see CD-G13) identified how public realm and linkages could be delivered across the site in a manner that is both fair and deliverable. It was envisaged that the area would contain a variety of housing types and tenures which should include town houses with their own front doors and private garden spaces and one, two, three and four bed apartments. The 2015 Framework (see CD-G13) having considered locations for tall buildings and the capacity of each site to accommodate public realm and public routes through sites proposed that Plot H, the appeal site should be developed to a height of 5 storeys and could accommodate 25 residential units.
- 4.4 The report to the Executive in March 2015 (see CD-G15) noted that the area would be suitable for a range of tenures including the Private Rented Sector and market sales but would not be suitable for student accommodation. The Development Framework sets out proposals to develop a new stable high-quality residential neighbourhood and the introduction of an element of transient student accommodation would not make a positive contribution to the Council's ambitions for the successful regeneration of the Great Jackson Street area. The appeal application would not in my view contribute to the creation of a high-quality balanced residential neighbourhood and would undermine the very significant regeneration benefits achieved to date as set out above.

- 4.5 Following the success of the 2015 Framework in stimulating new development the 2017 Framework (see CD-G7) proposed a significant increase in the density of development from 3,600 residential units to 6,334 units and from 355,994 sq m (3.8 m sq ft) to 625,880 sq m (6.3 m sq ft) of new residential development. This increase in development density is balance by the significant increase in the provision and quality of public realm provision with a new public park and public facilities with a new primary school to be developed and proposals for a doctor's surgery well advanced. The 2017 Framework (see CD-G7) sets out an increase in the overall quantum of public space by 87%, which is equal to 16,800 sq m.
- 4.6 The City Council has set out a well thought out and considered Development Framework (see CD-G7) to create a new high-quality residential neighbourhood of choice with high value homes supported by a comprehensive range of ancillary community facilities and high quality public spaces with improved linkages to adjoining neighbourhoods that would generate sustainable growth of the local and sub regional economy. Building on the areas success to date of delivering a vibrant, safe, secure, and sustainable community incorporating a range of dwelling types, providing an attractive place to live for professionals, couples, families and the retired but critically not for students. Any new residential development within the Development Framework area must demonstrate that the scheme will deliver a high-quality residential product as demanded by the Manchester Residential Quality Guidance (RQG). The proposed appeal development has not demonstrated any positive regeneration benefits it does not provide high-quality residential accommodation for the Private Rented sector or market sale and makes no contribution to public open space provision and does not assist with the provision of new public access routes.
- 4.7 To create a sustainable mixed residential community for the area, a range of accommodation types has been encouraged with 1, 2 and 3 bed apartments both Private Rented and market sales. The approved Development Frameworks clearly

set out the strategy for locating tall buildings in the area as set out both in the 2015 Framework (see CD-G13) and the updated higher density development proposals set out in the 2017 Framework (see CD-G7). The appeal site Plot H was identified in 2015 as suitable for a 5 storey development with 25 units which was amended in the light of the June 2017 planning consent to a 13 storey development with 53 units and this remains the relevant guidance for a Private Rented or market sale development on the appeal site. It is evident that considerable market interest remains for residential developments in this part of the city centre as evidenced by the high levels of interest in the completed Great Jackson Street area developments. The proposed appeal development is contrary to the approved 2017 Development Framework (see CD-G7) in respect of the height, density of development and the proposed use as Purpose Built Student Accommodation which has never been part of the Great Jackson Street Development Framework proposals.

5.0 CONCLUSION

- 5.1 The Great Jackson Street Development Framework (see CD-G14) first drafted in May 2007 has never included proposals for purpose-built student accommodation in this part of the City Centre. The initial Framework (see CD-G14) provided for 4 million sq ft of new and refurbished commercial, residential, retail and leisure floorspace in a way that expanded the economic boundary and functionality of the City Centre. At this time, it was expected that the residential element would account for 55 per cent of the total floorspace. The 2015 Framework (see CD-G13) which now included the appeal site set out the need to cater for the City's growing population and had identified a requirement to build over 3,600 Private Rented and market sale new high- quality homes with new public realm provision. The 2017 Framework (see CD-G7) increased the ambition to over 6,300 high-quality homes with new public spaces and parks and river walkways, new primary school and the support facilities including retail and leisure to create a new stable residential neighbourhood. The proposed appeal development does not in my view contribute to the regeneration vision which has been developed in consultation with local residents, local businesses and

landowners. The appeal application has the potential by introducing a transient student population into this area to undermine 15 years of careful regeneration activity to connect this area into the fabric of the City Centre with the development of a new high-quality residential neighbourhood. This regeneration activity is only part way through its development phase with some 3,000 of the planned 6,300 new homes in the development pipeline and it is important to develop new schemes in accordance with the approved Development Framework (see CD-G7).

- 5.2 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.
- 5.3 The Council has established that 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 set out in the 2017 Development Framework (see CD-G7) which the Council's Executive approved on the 10th January 2018 (see CD-G18), when it formally endorsed 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.
- 5.4 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.