

# PLANNINGSTATEMENT

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## Signing off Sheet

**Client:** Manchester City Council

**Project:** Space Studios Phase 3

**Document:** Planning Statement

**Date:** November 2021

**Ref:** 2021-036

| Stage | Prepared by | Checked by | Date | Signed |
|-------|-------------|------------|------|--------|
| Draft | RW          |            |      |        |

### Final

### Authorised for and on behalf NJL Consulting

Nick Lee  
Managing Director

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Appendix 1: Planning History

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# 1. Introduction

1.1 This Planning Statement is prepared on behalf of Manchester City Council for the proposed development at Space Studios, Vaughn Road, West Gorton.

1.2 The proposed description of development is as follows;

*Demolition of existing structure and construction of a new building to accommodate two no. acoustically treated stages for film and television production and adaptable workshop units (use class B8 and Class E) associated landscaping, parking and access arrangements.*

1.3 The planning statement is submitted to Manchester City Council for assessment and should be read in accordance with the following suite of documents;

| Document                               | Consultant          |
|----------------------------------------|---------------------|
| Design and Access Statement            | PRP Architects      |
| Transport Assessment                   | Vectos              |
| Landscaping Details                    | Urban Green         |
| Environmental Strategy                 | Buro Happold        |
| Flood Risk and Drainage Assessment     | Integra             |
| Noise Impact Assessment                | Hoare Lea           |
| Crime Impact Assessment                | Design for Security |
| Landscape Management Plan              | Urban Green         |
| Arboricultural Impact Assessment       | Urban Green         |
| Preliminary Ecology Appraisal          | Urban Green         |
| Biodiversity Net Gain Assessment       | Urban Green         |
| Television and Radio Impact Assessment | GTech Surveys Ltd.  |
| Ventilation Strategy                   | Buro Happold        |

|                            |              |
|----------------------------|--------------|
| External Lighting Strategy | Buro Happold |
| MEP Details                | Buro Happold |

1.4 The application is also accompanied by the following drawings:

| Plan no.                       | Description                                               |
|--------------------------------|-----------------------------------------------------------|
| SPC-PRP-ZZZ-GF-DR-A-002102-P03 | Proposed Site Plan – Ground Floor Level                   |
| SPC-PRP-ZZZ-RF-DR-A-002000-P01 | Site Location Plan                                        |
| SPC-PRP-ZZZ-RF-DR-A-002001-P01 | Existing Site Plan                                        |
| SPC-PRP-ZZZ-RF-DR-A-002002-P01 | Demolition Plan                                           |
| SPC-PRP-ZZZ-RF-DR-A-002101-P03 | Proposed Site Plan – Roof Level                           |
| SPC-PRP-ZZZ-ZZ-DR-A-002010-P01 | Existing Site Elevations                                  |
| SPC-PRP-ZZZ-ZZ-DR-A-002110-P02 | Proposed Site Elevations                                  |
| SPC-PRP-ZZZ-ZZ-DR-A-002201-P02 | Proposed Ground & First Floor Plans                       |
| SPC-PRP-ZZZ-ZZ-DR-A-002202-P02 | Proposed Plant & Roof Plans                               |
| SPC-PRP-ZZZ-ZZ-DR-A-002211-P02 | Proposed Elevations                                       |
| SPC-PRP-ZZZ-ZZ-DR-A-002221-P01 | Proposed Sections                                         |
| SPC-PRP-ZZZ-ZZ-DR-A-002420-P01 | Existing & Proposed Elevation – Phase 1 – South Elevation |
| SPC-PRP-ZZZ-ZZ-DR-A-002800-P02 | Area Schedule                                             |
| SPC-PRP-ZZZ-ZZ-PS-A-002900-P01 | Design and Access Statement                               |

1.5 This planning statement assesses the proposed development against the relevant planning policies and guidance. The statement is structured as follows;

**Section 1:** introduction

**Section 2:** gives an overview of the proposed development

**Section 3:** outlines the site and surrounding areas

**Section 4:** sets out the planning history and the public consultation undertaken

**Section 5:** sets out the planning policy context

**Section 6:** puts forwards the case for development

**Section 7:** makes a technical assessment

**Section 8:** concludes the report

## **2. The Proposed Development**

### ***The Proposals***

- 2.1 The proposed development comprises phase 3 of the Space Studios development. The proposals will demolish part of the single storey existing structure and will deliver a new building on the existing storage yard to accommodate two acoustically treated stages suitable for television and film production.
- 2.2 The proposed use will comprise part B8 (storage) and part Class E (office space and television production space). This proposed use is consistent with the uses approved across the remainder of the Space Studios site (B1(a), B8 and D2) and this represents the equivalent uses under the revised Use Classes Order.
- 2.3 The development will comprise the construction of a new building comprising circa. 7442sqm of new space. The building will continue the building line along Wenlock Way and will utilise the part of the site currently vacant and under utilised by Space Studios.
- 2.4 The building will stand at 16.3m tall and will be accessed from the existing access point on Vaughan Road.
- 2.5 The building will have its principal elevation and access points facing into the site. The rear elevation will front Wenlock Way and will be treated accordingly.
- 2.6 137 further parking spaces will be provided on site.

### ***The Applicant***

- 2.7 The applicant for this application is Manchester City Council who are currently working with Manchester Creative Digital Assets to lead the delivery of the expansion of Space Studios in West Gorton.
- 2.8 The Studios have become a key driver in the transformation of a deprived neighbourhood and support the development of a cluster of businesses and the associated skilled workforce taken from the local community required to grow the sector in the region.
- 2.9 Space Studios has a positive and productive relationship with the Council and neighbours around the site and embedded itself as a positive employer within the borough.

### ***Background and Strategic Importance***

- 2.10 The expansion of Space Studios in East Manchester has been strategically important for the growth of the local area and the City as a whole. Since it opened in 2014, the studios have attracted a range of productions and have helped to secure Manchester as a global location for film and television production.

- 2.11 The contribution to economic development of the City has been significant: the studios have supported the provision of 270 jobs, and they have contributed £19.5m GVA. The benefits of the studios are not limited to the buildings themselves, by making Manchester a successful competitor in the production world, the City now sees close to 700 filming days per year with a location spend of around £6.5m.
- 2.12 The proposed expansion of the studios would undoubtedly continue to capitalise on the success of the last 7 years. The proposed development would assist Space Studios in continuing its reputation as a global hub for television and screen production and would bring significant public benefit to the locality and the city as a whole.

### **3. The Site and Surrounding Areas**

- 3.1 Space Studios is a creative employment space focussed on television and film production. The site currently comprises a number of industrial buildings and a generous area of car parking. Alongside the television production studios, a number of camera and equipment hire businesses are also located within the immediate site vicinity.
- 3.2 The site is not subject to any strategic planning designations in the Local Plan. It is not listed, locally listed or within the curtilage of any listed buildings and it is not within a conservation area. The wider site is located partly within Flood Zone 1 and part Flood Zone 2. The part of the site subject to this planning application is located entirely in Flood Zone 1.
- 3.3 The area surrounding the site is mixed. To the north, a number of other commercial uses are present which are mainly located within large warehouses. North of these buildings is the railway line and Ashburys Train Station. Beyond the railway line to the north, a large swathe of commercial land exists which runs to the west to the junction with the A635.
- 3.4 The south of the site bounds Wenlock Way, a new build predominantly residential area. The housing typology comprises terraced and semi-detached units with the predominant building height being 2 storeys. To the west is West Gorton Community Park fronting Kniveton Road.

## **4. Planning History**

- 4.1 The application site has been subject to a number of planning applications. A full overview of the site's planning history is provided in Appendix 1.
- 4.2 It is noted that the proposed development proposes comparable development to what has been consented across the previous phases of the Space Studios development with regard to use and scale. The planning history has established the principle of development and this application seeks to build on the established development principles at the site. The proposed development presents a scheme which accords with the development plan aims and detailed policies and is consistent with applications that have previously been approved by the Council.

### ***Pre-Application Advice***

- 4.3 Ahead of the formal planning submission, the applicant has engaged with the Council through their pre-application advice process. A formal pre-application request was submitted in June 2021 and the meeting held in July 2021. A set of the formal minutes are provided at Appendix 2.
- 4.4 This meeting presented the proposed development to the Council and sought their advice on the principle of the development. The proposals were received well, and officers welcomed the development as they recognised the significant economic benefits this could add to the area.
- 4.5 A number of changes have been made to the scheme since the pre-application submission. These are summarised below;
- Removal of full length canopy to workshop doors on north face of building, small canopy local to the office entrance provided.
  - Removal of 1 no stage sliding door per stage
  - Removal of the extension to the existing building to form a café.
- 4.6 These changes have been made in response to pre-application comments received and also to facilitate updated requirements of the applicant.

### ***Public Consultation***

- 4.7 Ahead of the submission, a public consultation exercise was undertaken in July 2021. Leaflets (provided in Appendix 3) were distributed to all households within a 500m radius of the application site.

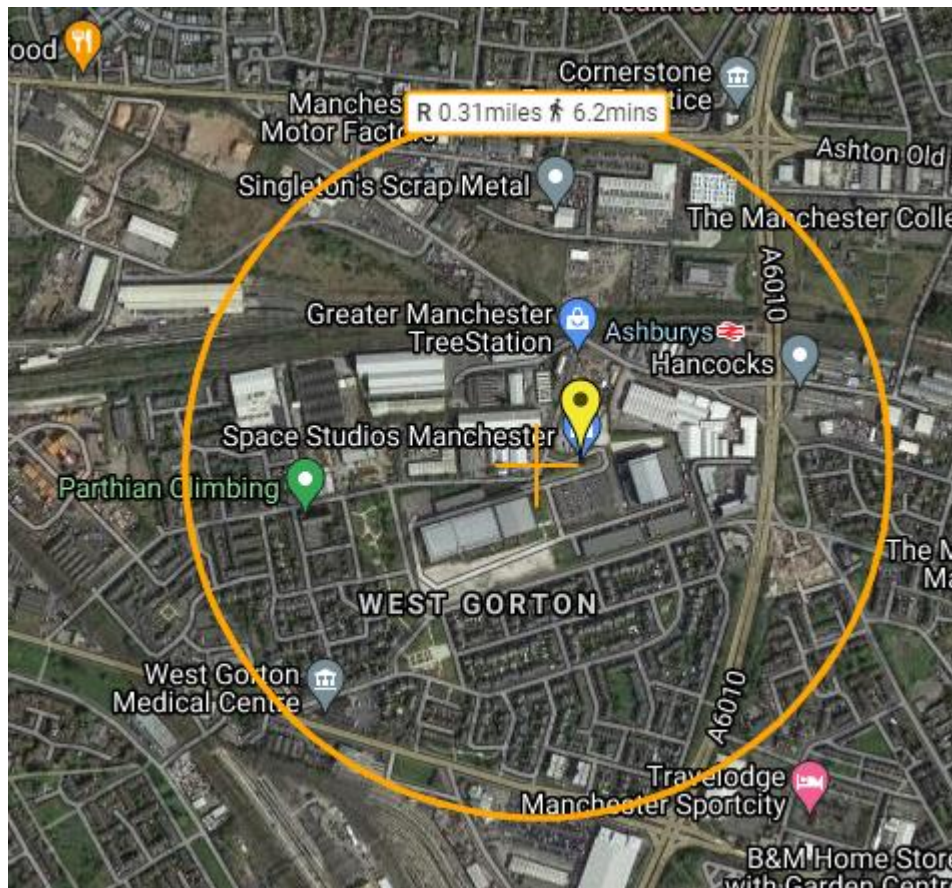


Figure 1: Map showing the 500m consultation 'drop zone'

- 4.8 The public consultation was open for two weeks. Within this time two public comments were received. Both comments were supportive of the development with residents praising the provision of jobs within the local area. Both residents who responded to the proposals lived within immediate access of the development (Wenlock Way and Clowes Street).

## 5. Planning Policy Position

### The Local Plan

5.1 The application site is located within Manchester City Council. The Development plan for the area comprises the following documents;

- Core Strategy (2012)
- Extant (remaining) Unitary Development Plan Policies
- Greater Manchester Joint Waste DPD
- Greater Manchester Joint Minerals DPD

5.2 The relevant policies from the Plan are provided below;

- Policy SP 1 Spatial Principles
- Policy EC 1 Employment and Economic Growth in Manchester
- Policy EC 2 Existing Employment Space
- Policy CC 4 Visitors- Tourism, Culture and Leisure
- Policy CC 5 Transport
- Policy CC 9 Design and Heritage
- Policy CC 10 A Place for Everyone
- Policy EC 8 Central Manchester
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN 8 Adaptation to Climate Change
- Policy EN 14 Flood Risk
- Policy EN 15 Biodiversity and Geological Conservation
- Policy EN 18 Contaminated Land and Ground Stability

5.3 A full overview of the planning policies and the compliance of the scheme with each relevant policy is provided in Appendix 4.

*Supplementary Planning Documents*

- 5.4 Manchester City Council also has a number of supplementary planning documents. Of relevance to this proposal is the 'Guide to Development in Manchester Supplementary Planning Document and Planning Guidance' (adopted 2007). This document sets out the design parameters that should be adhered to for any development within Manchester to ensure the proposals continue to contribute positively to the architectural fabric of the City.

## **National Planning Policy**

### **General**

- 5.5 The National Planning Policy Framework (NPPF) sets out the overarching planning policies from the Government. The NPPF was introduced in March 2012 and was subsequently superseded with an updated version in 2019. In July 2021, the NPPF was updated, and this now forms the overarching planning guidance in England.

- 5.6 Regard must be had to the NPPF as a material consideration in planning decisions as per Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004. This central aim of the NPPF and the planning system is highlighted in paragraph 7:

*'The purpose of the planning system is to contribute to the achievement of sustainable development.'*

- 5.7 Where proposals are sustainable there is a presumption in favour of the development which is the core of the NPPF:

*'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development' (paragraph 10).*

- 5.8 The NPPF advises that there are three dimensions to sustainable development: economic, social and environmental (Para. 8) and establishes a presumption in favour of sustainable development stating that sustainable development proposals need 'approving... without delay' (Para. 11).

- 5.9 The Framework, taken as whole, represents the Government's definition of what constitutes a sustainable development. This definition of sustainable development includes three key roles: an economic role; a social role; and an environmental role. These aims are mutually dependent and should be sought jointly and simultaneously by the planning system.

### **Employment**

- 5.10 The Framework affords significant weight to the support of economic growth and productivity that incorporates both 'local businesses and wider development opportunities to capitalise on performance and potential' (Para. 81).

- 5.11 Paragraph 82 goes on to state that planning policies should: '*proactively encourage sustainable economic growth...identifying sites for local inward investment to match the local strategy*'.

- 5.12 Paragraph 83 requires that planning policies and decisions should identify locational requirements of different sectors and accordingly make provision 'for clusters or networks of knowledge and data-driven, creative or high technology industries in suitably accessible locations'.

## **Design**

- 5.13 The NPPF supports the creation of well-designed places, that shapes sustainable communities that warrants development being acceptable.

- 5.14 Paragraph 128 states that at the very earliest stage, *'all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences'*.

- 5.15 Paragraph 130 details the minimum requirements planning policies and decisions should ensure, including:

*'Developments that function well and add to the overall quality of the area, for the lifetime of the development;*

- *sympathetic to the local character and history, taking account of the local built environment;*
- *visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *establish or maintain a strong sense of place, using materiality and massing;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'*

- 5.16 Great weight is afforded to the inclusion of trees in the enhancing the quality of the urban environment, whilst aiding the mitigation of climate change. This is largely translated to the design of tree-lined streets, retention of trees and newly-planted trees within development.

- 5.17 Paragraph 134 advises *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.

- 5.18 Paragraph 134 further recommends that significant weight should be given development which accords to local design and national guidance, which displays exemplary design that achieves and/or raises the standard of design.

## **6. The Case for Development**

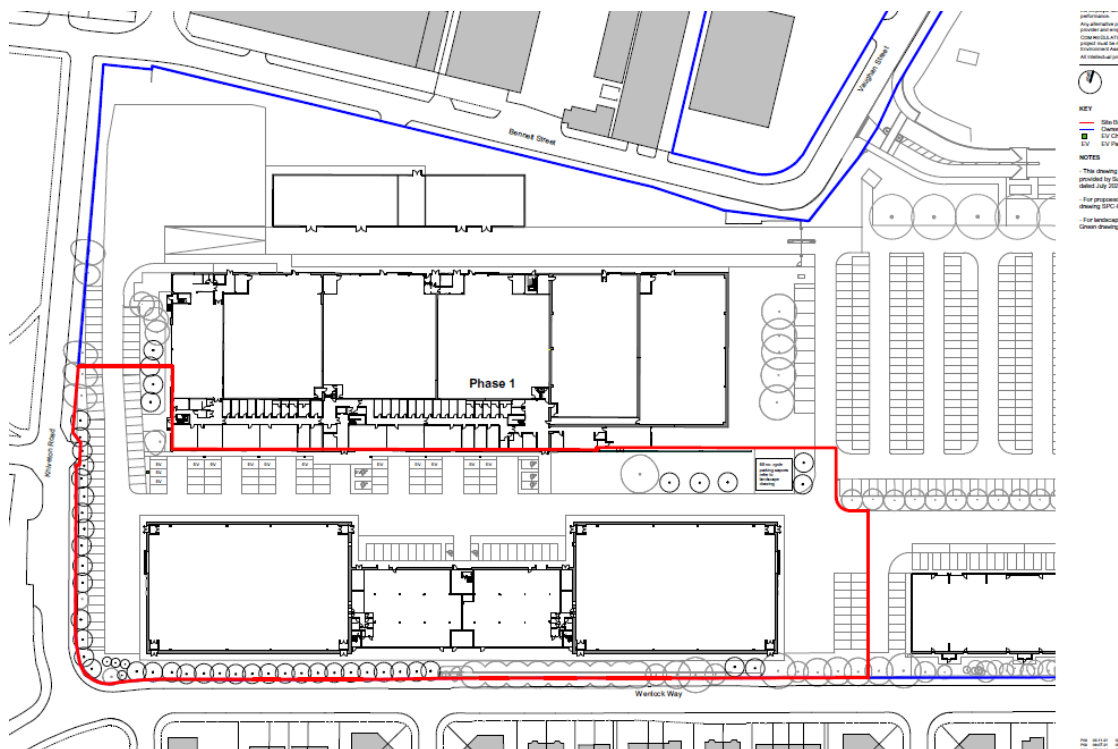
- 6.1 The following section sets out the case for the proposed development and assess it against the adopted planning policies and guidance.

### ***Principle of Development***

- 6.2 The proposed development would deliver 7442sqm of new specialist employment space which would assist Manchester in becoming a global player in the TV and film industry. The Local Plan has policies which seek to promote economic development within the borough. The site is located within the Central Area of Manchester and Policy EC8 states that this part of the City is expected to provide 14ha of employment land across the plan period.
- 6.3 In terms of location, existing employment sites along Stockport Road and Hyde Road will be important for realising this development. Given the site's location as an existing employment site and in close proximity to the corridor identified in Policy EC8 it is our view that the expansion of the existing employment site proposed as part of this development accords with the strategic aims of the Local Plan and should be acceptable in principle.
- 6.4 As we have outlined above, the proposed development will continue the provision of a specialist employment use at the site. The expansion of Space Studios responds to the success of the last 7 years at the site and will allow for Manchester to continue to compete as a global player in terms of TV and film production.
- 6.5 Policy EC1 outlines how the LPA will look to create business destinations by enhancing the primary business use with ancillary commercial facilities. The development of Space Studios accords with this aim and will allow for the area to continue to develop as a specialist employment destination.
- 6.6 Overall, the proposed development accords with the requirements of Policies EC1 and EC8 and should be considered acceptable by the Council.

### ***Design***

- 6.7 Policy CC 9 (Design and Heritage) states that developments which propose new buildings should be of the highest standard in both appearance and function. The Council recognises the need for new development to provide a range of uses in the City Centre to contribute to a coherent and integrated physical environment.
- 6.8 The proposed development will comprise the creation of a two new acoustic stages and support space provided in a new building comprising part one and part two storeys. The design of the building is comparable to that of the existing buildings at Space Studios. The image below shows the proposed new building in situ.



## Layout

- 6.9 The proposed building is located on the southwestern part of the site (fronting Wenlock Way and Kniveton Road). The building will have its main frontage and entrance point on the internal part of the site but will have an appropriate architectural treatment to address Wenlock Way and Kniveton Road. The application is supported by a full detailed landscaping scheme prepared by Urban Green which confirms the boundary treatments onto Wenlock Way and Kniveton Road.
- 6.10 137 parking spaces are also proposed to serve the new building. These will be located in front of the proposed building and will be located within the site envelope. A full overview of the proposed site layout is provided in drawing in the DAS.

## Bulk, scale and massing

- 6.11 The proposed building will stand at part 1 and part 2 storeys tall. To ensure sufficient clearance for the proposed use, the building has a floor to parapet height of 16.13m (externally) this will allow for an internal clearance of 12.225m.
- 6.12 The positioning of the building in relation to existing buildings on the site and surrounding uses has been carefully considered. The building will be built on the currently vacant part of the site which is used for unit base parking and storage. Up until 2018, this part of the site comprises the Wenlock Tower and associated buildings. The tower stood at 104m tall and was used as an office, research space and ancillary facilities. This building was considerably taller than any other building within the site vicinity and established a tall form of development along Wenlock Way. The proposed development, whilst slightly taller than the existing Space Studios buildings will be considerably shorter than the previous built form on this part of the site.

- 6.13 It is considered that the proposed height and massing of the proposed development is appropriate for the site and the surrounding areas and will not harm the character or neighbouring amenity as a result.

*Neighbouring Amenity*

- 6.14 The proposed development has been designed and assessed to ensure it has no undue impact on neighbouring amenity. As part of the Design and Access Statement, PRP have undertaken a sun mapping exercise to confirm that the proposed building will have no undue impact on surrounding properties.

## **7. Technical Assessment**

7.1 To support this planning application, a number of technical assessments have been undertaken. These comprise;

- Arboricultural Impact Assessment
- Crime Impact Assessment
- Ecological Assessment and Biodiversity Net Gain assessment
- Environmental Strategy
- Flooding and Drainage Assessment
- Landscape Management Plan
- Noise Impact Assessment
- Television and Radio Impact Assessment
- Transport Assessment
- External Lighting Assessment
- Ventilation Assessment
- Site Investigation

7.2 The following section of this planning statement gives an overview of the conclusions from the relevant technical documents. This section should be read in conjunction with the suite of technical information provided.

### ***Landscaping***

7.3 To support the application, Urban Green have prepared a comprehensive landscaping scheme to ensure the proposed development assimilates with the surrounding areas and incorporates high quality planting and landscaping features.

7.4 The proposals will incorporate native tree and shrub planting along the perimeters as well as lawn areas and mixed species hedgerows within the site boundary.

7.5 Urban Green have also prepared a comprehensive Landscape Maintenance and Management Plan which supports this submission. This report sets out how the proposed landscape features will be maintained and managed

### ***Trees***

7.6 Policy EN 9 of the Core Strategy states that the Council will protect existing street trees and promote new planting, especially where this can enhance green links in urban

areas. Furthermore, Policy EN 15 outlines that the Council has an objective to protect existing trees and seek a net increase in trees across the city.

- 7.7 To support this application, Urban Green have prepared an Arboricultural Impact Assessment. In their assessment, they confirm that the application site comprises 31 trees. Of these, 15 require removal to facilitate the development, 7 are category B and 8 are category C.
- 7.8 Furthermore, T25 is recommended to be removed due to arboricultural good practice regardless of the development. This tree is in very poor condition with most of the canopy dead and the stem displaying decay.
- 7.9 Whilst the development would result in the loss of some trees, the trees to be removed are not high value and their removal would not be detrimental to the setting of the site. The proposed development also includes significant tree planting that would offset the trees to be removed.
- 7.10 The report makes a number of recommendations to ensure that the removals to the trees proposed are acceptable and do not cause any undue harm to the remaining trees. This includes installing protective fencing, utilising sensitive demolition/construction methods and installing tree guards. The report suggests that an Arboricultural Method Statement (AMS) is required to provide working methods that do not have detrimental impacts on retained trees. The applicant will accept an appropriately worded planning condition to provide this detail.
- 7.11 Provided the recommendations provided in the AIA are followed, and an AMS submitted, the proposed development will have no harm to the retained trees.

### ***Ecology and Biodiversity Net Gain***

- 7.12 Objective 6 of the Core Strategy sets out the Council's approach to protecting and enhancing the natural environment. The Plan will seek to support biodiversity and wildlife, improve air, water and land quality and provide networks of green infrastructure.
- 7.13 Policy EN 15 (Biodiversity and Geological Conservation) states that the Council will seek to maintain or enhance biodiversity through the site. Furthermore, developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity through development schemes.
- 7.14 To support this application, Urban Green have undertaken a Preliminary Ecological Appraisal. The report found that the main habitats of the site include bare ground, scattered trees, amenity grassland, introduced shrub hardstanding and buildings. The site does not include any protected or valued habitats. No structures on the site were considered suitable nesting grounds for birds or roosting areas for bats.
- 7.15 The report confirms that no further survey work is required to determine the presence or absence of other species or to inform any further mitigation requirements.

- 7.16 Subject to the suggested enhancements being implemented (for example bird and bat boxes and linear planting), the proposed development is acceptable in ecological terms and accords with the relevant policies of the development plan.
- 7.17 A Biodiversity Net Gain Assessment has also been undertaken. The report confirms that the proposed development will deliver a 5.57% biodiversity net gain compared to the current use of the site.

### ***Environmental Standards and Energy***

- 7.18 Policy EN 4 seeks to reduce CO<sub>2</sub> emissions by enabling low carbon development. This Policy will require all development to follow the energy hierarchy, incorporate methods for reducing energy consumption and meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 7.19 Furthermore, Policy EN 8 (Adaptation to Climate Change) sets out how all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Proposals should reduce the urban heat island effect; reduce flood risk; minimise overheating and provide linked green spaces.
- 7.20 To support the application, Buro Happold have prepared an Environmental Standards and Energy Assessment. The report confirms that the proposed development will meet at least a 10% improvement on Building Regulations Part L (2010). The proposed design incorporates the following strategies;
- Improving the envelope thermal performance
  - Optimising the façade to reduce unwanted solar gain whilst maximising the potential for daylight;
  - Efficient heat recovery with the central ventilation system;
  - Utilisation of highly efficient integral heat pumps to temper air supply from Air Handling Units (AHUs).
  - Utilisation of displacement ventilation methods;
  - Efficient heating and cooling methods;
  - Efficient lighting controls;
  - Introduction of roof mounted PVs for green energy generation
- 7.21 These methods confirm that the proposed building conforms to Manchester City Council's 'Low Carbon Build Standard' and complies with the requirements of Policies EN4, EN6 and EN8 and should be considered acceptable.

### ***Flooding and Drainage***

- 7.22 Policy EN14 of the Core Strategy (Flood Risk) states that development should not increase the risk of flooding on the site or in surrounding areas. All new development should minimise surface water runoff, including through Sustainable Drainage Systems.
- 7.23 To support the application, Integra have prepared a flood risk assessment and outlined the proposed urban drainage systems to be incorporated in the development.
- 7.24 The assessment confirms that the risk of the site from surface water flooding is very low, and the development would not increase the risk of off site surface water floods.
- 7.25 The report gives an overview on the proposed discharge methods and confirms that given site constraints, discharge to SUDs and Watercourses is not feasible.
- 7.26 The proposed development will discharge into the Corn Brook. This will be accessible through an indirect connection, which utilises existing adjacent site surface water systems. Foul water drainage will connect into the existing on site foul water connections, running into the private drainage system to the north of the application site.
- 7.27 Overall, the proposed development will offer a suitable drainage/discharge approach to surrounding watercourses and would not increase the risk of flooding elsewhere. This accords with the requirements of the Development Plan and National Policy.

### **Transport**

- 7.28 Policy T1 (Sustainable Transport) of the Local Plan requires all development to deliver high quality, integrated transport systems to encourage a modal shift from car to public transport, cycling and walking. Developments should improve the choice of public transport options, improve pedestrian routes and cycle provisions, facilitate modes of transport that reduce carbon emissions and take account of the needs of varying road users.
- 7.29 Vectos have prepared a Transport Statement to assess the accessibility of the proposed development. Their report concludes that the application site is accessible by pedestrians, cyclists, bus travel and rail presenting a sustainable and accessible location by a range of transport modes.
- 7.30 Furthermore, a Traffic Assessment has also been undertaken. This concludes that the proposed use is forecast to lead to a reduction in AM and PM peak hour traffic flows compared with the former use. On this basis, it is concluded that the proposed development would result in a lower traffic flow on the surrounding highway than historic uses.

### *Car Parking*

- 7.31 The proposed development will provide 137 new parking spaces which includes the following;
- 16 spaces to be relocated
  - 100 new parking spaces

- 7 new accessible spaces
- 14 new EV spaces

7.32 This provision accords with MCC's parking standards outlined in the Core Strategy.

#### *Cycle Parking*

7.33 The Council's cycle parking standards are also provided in the Core Strategy, and for B1 developments are a minimum of 1 space/ 200 sqm. In the context of the proposed development this equates to a minimum requirement of 35 spaces.

7.34 In accordance with this requirement the development will provide 34 cycle parking stands, which equates to parking for 68 bicycles. These spaces will be located adjacent to the Phase 1 Drama Production Hub, and opposite the Phase 3 building.

7.35 The proposed provision is intended to accommodate the parking requirements of the proposed development (35 spaces), and also replace the 30 existing cycle parking spaces that are currently provided on the site. The rationalisation and improvement of cycle parking provision will help to enhance the attractiveness of cycle to the site for new and existing employees.

#### *Servicing*

7.36 The accessibility of the application site has already been confirmed through the previous planning application. Servicing this part of the site is proposed from the east and west of the buildings which allows vehicles to manoeuvre without impacting upon site traffic movements. A landscaping strip is proposed to shield this servicing activity from residential properties located on Wenlock Way.

7.37 Overall, the proposed provision of parking, cycle provisions and servicing arrangements is acceptable and accords with the relevant standards outlined in the Local Plan.

### **Crime Impact Assessment**

7.38 Policy DM 1 (Development Management) of the Core Strategy requires all development to have regard to community safety and crime prevention. Furthermore, Policy EC 1 (Employment and Economic Growth in Manchester) requires all development to make the best possible use of a site or a building in terms of efficient use of space, enhancing the sense of place in the wider area, and reducing the opportunities for crime by applying best practice in security design.

7.39 To support the submission, Design for Security have prepared a Crime Impact Assessment. The report sets out the necessary measures to ensure the proposed development is safe and secure and minimises the opportunities for crime.

### **Contamination**

- 7.40 Policy EN18 (Contaminated Land and Ground Stability) of the Core Strategy sets out the approach to development on contaminated land.
- 7.41 To support the application, Integra have undertaken a Phase 1 Site Investigation Study. The report finds that the risk to human health and controlled waters is deemed low, however a clean cover system is required across areas of soft landscaping. Based on previous ground gas monitoring undertaken, and that no additional ground gas sources have been identified, the ground gas risk remains low. It is proposed to submit a Verification Report to MCC to confirm the validation of the clean recovery system.

## 8. Summary and Conclusions

- 8.1 This planning statement supports the submission for proposed development at Space Studios. The development comprises the third phase of the project and would deliver a new building comprising 2 no. custom built television and film screens, support space and workshop units. The proposed development is a continuation of the specialist employment use that has been established across the previous phases of the development.
- 8.2 The development would accord with the aspirations of the Local Plan to ensure Manchester is a global competitor in the film and television industries, and the development would allow Space Studios to continue to develop and thrive as a destination for this use. The continued use of the site for such employment uses accords with the requirements of the Local Plan and is consistent with the uses immediately surrounding the site.
- 8.3 The proposed building will continue the building line along Wenlock Way. Whilst the proposed building is slightly taller than existing buildings on the site, the sun path analysis has confirmed that this would have no undue impact on neighbours. Furthermore, for the intended use, the height clearance must reach 16.13m in order to be feasible.
- 8.4 The development will incorporate high quality landscaping to screen and soften the boundaries and this will be consistent with the landscaping scheme employed over the remainder of the site. The resultant landscaping provisions will lead to an overall net increase in biodiversity which is positive.
- 8.5 The building has been designed to the highest standards and incorporates methods to ensure the structure is energy efficient and sustainable. This has been tested and confirmed throughout the technical report submitted by Buro Happold.
- 8.6 The proposed development would have access to 137 new parking spaces including accessible spaces and EV charging points. This provision exceeds the Local Plan policy requirement. Policy compliant cycle storage is also provided. Overall, the proposed development would reduce the number of trips associated with the existing use, and the development would not have an impact on the surrounding highway network. The development is therefore acceptable in this regard.
- 8.7 The proposed development has been demonstrated to not have any impact on the risk of flooding at the site or in the surrounding areas and all potential discharge routes have been assessed and considered.
- 8.8 In summary, the proposed development has been assessed and considered acceptable when assessed against the relevant planning policies and guidance.

## **Appendix 1: Planning History**

| Reference         | Proposed Development                                                                                                                                                                                                                                                                                                                                                                              | Decision                |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 105589/FO/2014/N2 | Reconfiguration of existing entrance onto Vaughan Street with associated boundary treatments, lighting and landscaping; to cover works outside site boundary on application 102895/VO/2013/N2                                                                                                                                                                                                     | Granted, July 2014      |
| 111997/VO/2016/N2 | Part Retrospective application for the temporary use of site as a site compound for a period 6 months                                                                                                                                                                                                                                                                                             | Granted, June 2016      |
| 112014/VO/2016/N2 | Proposed redevelopment of 3.5 hectares of land incorporating the erection of 3 no. buildings (with 8459 sqm of floorspace) of use Classes B1 and B8 throughout and additional D2 (restricted to Production Stage and Support for invitation only), with associated external works including car park re-surfacing, culvert capping works, associated boundary treatment and hard/soft landscaping | Granted, October 2016   |
| 116437/VO/2017    | Proposed development for the Construction of new concrete slab with weighbridge, diesel store and car wash in association with previously approved Space Project and Outerspace Project developments                                                                                                                                                                                              | Granted, July 2017      |
| 116963/NMC/2017   | Non material amendment to planning permission 112014/VO/2016/N2 to allow elevational alterations and alterations to landscaping and boundary treatment                                                                                                                                                                                                                                            | Granted, August 2017    |
| 116798/AO/2017    | Development for the illumination of the existing site entrance sign and installation of high level internally illuminated numeral sign                                                                                                                                                                                                                                                            | Granted, September 2017 |
| 116960/JO/2017    | Variation of Condition 2 (Specified Plans), Condition 3 (Materials) and Condition 21 (Boundary Treatment) of planning permission ref:112014/VO/2016/N2 to allow the creation of a mezzanine level for storage into Block 1 resulting in an additional 155 sqm of floor area with associated elevational alterations, the movement of plant space and additional                                   | Granted, November 2017  |

|                |                                                                                                                                                                                  |                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                | hardstanding to provide access to new door location                                                                                                                              |                        |
| CDN/17/0674    | Discharge Conditions 5 (Drainage) and 6 (Suds) attached to planning approval 112014/VO/2016/N2                                                                                   | Granted, December 2017 |
| CDN/17/0727    | Discharge Condition 4 (Contaminated Land) attached to planning permission 112014/VO/2016/N2                                                                                      | Granted, January 2018  |
| CDN/17/0763    | Discharge Conditions 15 (security), 23 (acoustic insulation - buildings) and 24 (external equipment) attached to planning approval 112014/VO/2016/N2                             | Granted, January 2018  |
| CDN/18/0093    | Discharge of Condition 14 (sustainability) of planning permission 112014/VO/2016/N2                                                                                              | Granted, April 2018    |
| 119012/FO/2018 | Proposed change of use of unit from previously approved Class B2 (General Industrial) to a training facility for hairdressing and make-up Class D1 (Non-residential Institution) | Granted, April 2018    |
| 121444/VO/2018 | Proposed siting of a new security cabin at the main entrance to the Media Centre to replace the existing security cabin                                                          | Granted, November 2018 |

## Appendix 2: Pre-Application Meeting Minutes

# MEETING MINUTES

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting:</b>   | Space Studios Pre-application meeting                                                                                    |
| <b>Location:</b>  | MS Teams                                                                                                                 |
| <b>Date:</b>      | 15 <sup>th</sup> July 2021                                                                                               |
| <b>Time:</b>      | 10:00                                                                                                                    |
| <b>Attendees:</b> | Sue Wills (SW)<br>Rob Page (RP)<br>Matt Cawley (MC)<br>James Hackett (JH)<br>Rachel White (RW)<br>Annabel Partridge (AP) |
| <b>Apologies:</b> | Alistair Weir (AW)<br>Ken Richards (KR)                                                                                  |

### Sub Title

RW introduced the project team and outlined the agenda.

RP gave an overview of the proposals and the site history and the need for Phase 3.

RW stated that the proposals accord with the relevant planning policies for employment use- no need to address these in full detail. SW agreed and confirmed she is happy for this to be addressed in the planning submission.

JH provided an overview of the scheme and the main changes recognising that SW is aware of the site and proposals background.

JH confirmed instruction of Urban Green, Integra and Buro Happold.

JH referenced the neighbouring properties and the interactions with these.

JH confirmed the single point of entry will be retained. Vectos looking at access and servicing and this will be confirmed through the application process.

JH referenced edges along Wenlock Way and Kniveton Road and the need to landscape and ensure a private site. Highlighted the need to minimize overlooking from passersby and neighbours.

JH confirmed set back from Kniveton Road.

JH reiterated the height is driven by the need for the occupier.

Provision of PV to comply with EN6 and EN8- Buro Happold to address this.

JH gave an overview of the landscaping strategy- confirmed that this would be a continuation of the existing landscaping.

In terms of overlooking and privacy, SW recognises the need to ensure the site is appropriately screened.

SW asked for the swept paths to be identified and shown on the plans. JH confirmed that this would be in the Transport Assessment. SW stated that this should be a stand alone plan to

avoid any questions from highways. **Action- instruct Vectos to prepare stand alone swept path plan for submission.**

SW recognised the need to remove the trees. Proposed. JH confirmed that this has been informed by an arb report. Suggest that this would need to be assessed by the arboricultural team. Need to confirm the status. SW requested a 2 for 1 replacement of trees. **Action- Urban Green to address this point in their design and DAS chapter.**

SW requested that the maintenance of the ongoing trees and landscaping should be submitted. Suggest a landscaping maintenance plan to be submitted. **Action- Urban Green to prepare a landscape management plan.**

JH outlined the proposed highways and parking arrangement. Stated that the net gain of parking is 110 spaces and 36 cycle parking spaces. SW questioned whether Vectos will be able to assess the proposed access route and whether this will be sufficient to accommodate this additional car activity. **Action- Vectos to assess capacity of existing entrance off Bennett Street to confirm this can accommodate additional trips.**

SW confirmed that the Biodiversity Net Gain will be a requirement; should be assessed. **Action- instruct Urban Green to undertake this work.**

JH explained the internal site layout. SW was comfortable with this and accepted the single aspect office spaces.

JH stated that the plant is pushed back. SW requested that this plant should be properly labelled and that this should be 5db noise level to ensure this avoids noise conditions. **Action- ensure Hoare Lea reference this in the NIA.**

JH explained the elevational treatments and confirmed that these are consistent with Phase 1 and 2.

JH explained the height of Phase 3 are set by the market. Confirmed the separation distances with Wenlock Way and also the stepping distances down to Wenlock Way.

JH explained the sun path analysis and confirmed that this has no impact on the properties on Wenlock Way.

JH referenced the previous building and the height of this. Showed images which included the previous buildings in situ.

SW appreciated the windows on Wenlock Way- felt these really add to the scheme. Questioned the cladding system and the need to add some visual interest on the Wenlock Way elevation. Questioned what is on the existing Phase 1 and 2 buildings. **Action- PRP to review the design of the elevation and look to see if materiality can add interest to the fenestration.**

SW raised questions on Local Employment Agreement- this needs to be considered. **Action- NJL to review policies and incorporate into Planning Statement.**

SW stated the Manchester City Council Carbon Zero- question whether any EV charging points are proposed. Noted that the requirement is 25% provision and that preferably infrastructure should be incorporated to enable additional electric vehicle charging points in future. **Action- Vectos to review and advise, Buro Happold to incorporate into design.**

SW asked whether any hard surfacing could be permeable. **Action- Integra to review and advise.**

SW asked whether any of the shutters could be flush/set within the building so that these don't protrude ahead of the building.

SW queried the UU connections.

SW questioned the opening hours of the studios. RP confirmed that this is 24 hour.

RW confirmed the approach to Public Consultation.

SW stated that they would like to avoid conditions on construction management and also ground conditions. **Action- team to review and instruct additional reports if necessary.**

SW stated that materials ahead of determination could be assessed to avoid materials conditions.

SW stated the need to engage with ward members ahead of main public consultation going live. RP confirmed that this has been undertaken and the conversations with the West Gorton Residents' association are ongoing. RW gave more detail on the consultation approach. SW confirmed this was acceptable.

#### **Actions**

- Vectos to prepare stand alone swept path/tracking plan for submission
- Urban Green to prepare landscape management plan for submission
- Urban Green to prepare Biodiversity Net Gain assessment
- Hoare Lea to review noise levels and confirm compliance
- PRP to review materials and shutter doors on elevations
- NJL to review policies/guidance on local employment provision. Confirm whether an offer will be made on this basis.
- Vectos to review and advise on ability to provide EV charging points.
- Integra to review the potential for hard surface to be permeable

## Appendix 3: Public Consultation Flyer

# Space Studios, Manchester

## Public Consultation



### The proposed development

- Space Studios Manchester are excited to share their proposals for Phase 3 of the development. The proposed development will deliver a state of the art television studio building with two new sound stages, as well as improving the existing site.
- The proposed building will be a mix of one and two storeys and will be located at the south western corner of the site next to Wenlock Way and Kniveton Road. The site currently comprises parking and storage area and is where the Wenlock Way tower was previously located
- Access will be from the existing Space Studios entrance at Vaughan Street. Adequate parking spaces for the proposed building will be provided within the secure site boundary.
- The proposed building adopts the same modern design as the existing Space Studios buildings.
- The development will front Wenlock Way and will incorporate landscaping along the road to ensure the proposed building makes a positive contribution to the surrounding area and streetscape.



### Benefits of the development

- Space Studios is an important part of Manchester's growing role as a global destination for film and television production. The expansion of Space Studios will continue this growth and will allow for the City to compete as a global location in this sector.
- The expansion has the potential to accommodate up to 220 new jobs and will contribute approximately £11m to the local economy.

### Next steps

- We are interested to hear your thoughts on the proposed development so that they can inform the scheme prior to submitting a planning application this summer.

### Get in touch

- If you have any comments or questions please contact us at [info@njconsulting.co.uk](mailto:info@njconsulting.co.uk).

Aerial View to Wenlock Way



## Appendix 4: Planning Policy Schedule

| Core Strategy Policy                                            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment of Compliance                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy SP 1 Spatial Principles</b>                           | <i>Establishes the spatial principles that will guide development to 2027. The Regional Centre will be the main area of focus, following this the Manchester Airport, creation of neighbourhoods of choice and strategic designated regeneration areas will be core areas for development. Regeneration areas include: North, East, South and Central Manchester and Wythenshawe. Core Development principles state development in all parts of the city should: make a positive contribution to neighbourhoods of choice; create well designed places; consider all members of the community; ensure the efficient use of land; and improve access to jobs, services, education.</i> | <p>The site is located in Central Manchester therefore the development of the site for employment generating uses is in compliance with areas outlined areas for development in the Plan.</p> <p>The proposal makes a positive contribution through the delivery of jobs, efficient use of vacant previously developed brownfield land and good design.</p> |
| <b>Policy EC 1 Employment and Economic Growth in Manchester</b> | <i>Confirms a minimum of 200ha of employment land to be developed over the plan period for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distributing and warehousing (B8). Key locations for employment growth accord to Policy 'SP 1'. Developments including health, education, retailing, cultural and tourism facilities, and other employment generating uses will be supported in compliance with Policy 'C1'.</i>                                                                                                                                                                                                          | The proposal will support the Council in achieving the expected requirement of 200ha of employment land over the plan period.                                                                                                                                                                                                                               |
| <b>Policy EC 2 Existing Employment Space</b>                    | <i>The Council will seek to maintain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The proposed development will enhance the Space Studios employment site and allow this employment space to continue to thrive                                                                                                                                                                                                                               |
| <b>Policy EC 8 Central Manchester</b>                           | <i>Requirement of approximately 14ha employment land to be delivered. The employment provision will be directed towards: The Corridor within the Central Manchester Regeneration Area; Existing employment and economic development areas (i.e., Princess Parkway); and District Centres such as Rusholme and Longsight.</i>                                                                                                                                                                                                                                                                                                                                                          | The site is located in the District Centre of Longsight/Gorton and will support the Council achieving the expected 14ha of employment land.                                                                                                                                                                                                                 |

|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy CC 4 Visitors-Tourism, Culture and Leisure</b>           | <i>The City Centre is the main area of focus for culture and leisure in the City Region. Developments that improve the appearance, use and accessibility of all cultural and visitor attractions and related facilities will be promoted.</i>                                                                                                                                                              | Development proposes construction on a previously developed vacant brownfield site. The proposal reflects principles of good design within the Design and Access Statement to deliver the diverse employment opportunity associated with television and film production.                                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy CC 5 Transport</b>                                       | <i>The Transport Strategy will be delivered and managed to support projected growth; developers should engage with public transport providers to ensure sustainable and inclusive access. Development that provides improved pedestrian access and associated public realm enhancements and climate change mitigation measures will be supported. Proposals should provide adequate parking provision.</i> | Transport Statement confirms that the site is accessible by pedestrians, cyclists, bus travel and rail. The proposed development delivers 137 new car parking spaces, including 7 new accessible spaces and 14 new EV spaces, compiling with outlined standards within in Policy 'CC 5'.                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy CC 9 Design and Heritage</b>                             | <i>Developments which propose new buildings should be of the highest standard in both appearance and function. The Council recognises the need for new development to provide a range of uses in the City Centre to contribute to a coherent and integrated physical environment.</i>                                                                                                                      | The proposal includes a Design and Access Statement which gives a detailed overview of the design rationale for the proposed development. It is acknowledged that the building envelope is stipulated by the end user, and there are limited opportunities to incorporate innovative design methods. However, it has been demonstrated that the proposed design is appropriate for the site and the surrounding areas and has no impact on neighbouring amenity. Furthermore, there are no designated or non-designated heritage assets within the vicinity of the application site that would be affected by the proposals. |
| <b>Policy CC 10 A Place for Everyone</b>                           | <i>The City Centre is envisioned to develop as a location that caters to a wide range of residents and visitors. Proposals increase the diversity of activity will be treated favourably.</i>                                                                                                                                                                                                              | The development proposes two no. acoustically treated stages for film and television production, providing diverse employment opportunities for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Policy EN 1 Design Principles and Strategic Character Areas</b> | <i>All proposals should comply with the seven principles of urban design, listed within planning guidance. Developments that exploit good design to enhance the overall image of the City will be supported. Design and Access Statements should clearly establish how the development reflects design principles and local character. New development within the</i>                                      | Proposed development is built upon a vacant previously development brownfield site which accords with the requirements of the Local Plan and the priorities of the NPPF.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                       | <i>Southern Character Area, where necessary identify and retain historic structures.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The application is supported by a full detailed landscaping assessment to ensure high quality boundary treatments onto Wenlock Way and Kniveton Road. The proposed development includes a Design and Access Statement which details the appropriateness of development within the Southern Character Area, including Sunlight Assessments. There are no present historic structures to consider.                                                                                                                    |
| <b>Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development</b> | <i>The Council seeks to reduce fuel poverty, CO<sub>2</sub> emissions and combat rising fossil fuel prices. This will be achieved through development: following the energy hierarchy; passive heating; energy efficient design; and use of low or zero carbon technologies. Proposals should make use of building materials with low embodied carbon.</i>                                                                                                                                                                                                                                                                                                                                                                                                     | Buro Happold have prepared an Environmental and Energy Assessment that confirms proposed development will meet at least a 10% improvement on Building Regulations Part L (2010). Achieved through features such as displacement ventilation methods and roof mounted PVs for green energy generation in line with Policy 'EN 4'.                                                                                                                                                                                    |
| <b>Policy EN 8 Adaptation to Climate Change</b>                                       | <i>All new development will be expected to be adaptable to climate change (layout, design, location, function). Proposals should consider: flood risk; the urban heat island effect; passive design; and green space and infrastructure.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Inclusion of an Environmental Standards and Energy Assessment confirms proposed development will achieve at least a 10% improvement on Building Regulations Part L (2010). The Biodiversity Net Gain Assessment delivers a 5.57% gain when compared to the existing use of the site.                                                                                                                                                                                                                                |
| <b>Policy EN 14 Flood Risk</b>                                                        | <i>Development should be directed away from sites at greatest risk of flooding in accordance with risk-based sequential approach PPS25, with the minimum requirement to undertake site-specific Flood Risk Assessments (FRAs). New development should minimise surface run-off, making use of SUDs and green infrastructure.</i>                                                                                                                                                                                                                                                                                                                                                                                                                               | The Flood Risk Assessment prepared by Integra confirms the site is at very low risk from surface water flooding and proposed development delivers an appropriate drainage/discharge approach. A landscaping strip is incorporated to shield servicing from residential development.                                                                                                                                                                                                                                 |
| <b>Policy EN 15 Biodiversity and Geological Conservation</b>                          | <i>The Council will seek to maintain and enhance sites of biodiversity and geological value throughout the City. Great weight will be afforded to Sites of Special Scientific Interest (SSSI), Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs), protected and priority species, sites of geological importance and the Council's aim to conserve and enhance trees and woodlands. Proposals will be required to identify and integrate features that will conserve and/or enhance biodiversity with reference to the Manchester Biodiversity Strategy, Green Infrastructure Framework for Manchester, Manchester's Climate Action Plan and further associated documents. Developments that have any adverse impacts on biodiversity</i> | <p>A Landscape Management Plan, Arboricultural Impact Assessment, Environmental Strategy and Preliminary Ecology Appraisal have been undertaken. These studies confirm that the proposed development will not have any undue impacts on the site in regards to trees or ecology.</p> <p>The landscaping scheme incorporates high-quality planting, including native tree and shrub planting along the perimeters. No structures on the site are considered suitable habitats for ground roosting birds or bats.</p> |

|  |                                                                                      |  |
|--|--------------------------------------------------------------------------------------|--|
|  | <i>will need to be justified and/or provide appropriate mitigation/compensation.</i> |  |
|--|--------------------------------------------------------------------------------------|--|

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