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Planning and Tall Building Statement

For Proposed Residential Development

At Chapeltown Street, Manchester

For [Capital and Centric \(Nineteen\) Limited](#)

November 2021

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1. INTRODUCTION

1.1 The Planning and Tall Building Statement has been prepared by Zerum Consult Ltd on behalf of the Applicant, Capital and Centric (Nineteen) Limited, to support a planning application for the erection of a 15-storey building (to be known as Ferrous) comprising 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose events Pavilion (Use Class E/ Sui Generis) and associated landscaping.

1.2 The Proposed Development seeks to continue the redevelopment along Chapeltown Street and follows on from the Crusader Works and Phoenix developments, which have been recently completed by the Applicant. The wider area has also been subject to redevelopment, supported by a number of Strategic Regeneration Frameworks (SRF) and Masterplans, including the Portugal Street East SRF, the Manchester Piccadilly SRF and the Central Retail Park Masterplan.

1.3 The description of the Proposed Development is as follows:

“Erection of a 15-storey building comprising 107 apartments (Use Class C3,) residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose events Pavilion (Use Class E/ Sui Generis) and associated landscaping”

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

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

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

influenced the final scheme presented, and the supporting information that accompanies this application.

SUPPORTING APPLICATION DOCUMENTS

1.7 The documents submitted in support of the application include:

- Design and Access Statement (D&AS), prepared by BDP;
- Affordable Housing Statement, prepared by Zerum;
- Air Quality Assessment, prepared by Redmore;
- Archaeological Desk Based Study, prepared by ARS;
- Blue and Green Infrastructure Statement, prepared by Zerum;
- Broadband Connectivity Assessment, prepared by GTech;
- Circular Economy Assessment, included within the Design and Access Statement (D&AS);
- Draft Construction Management Plan, prepared By BCEGI;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Daylight and Sunlight Assessment, prepared by GIA;
- Phase 1 Ecology Assessment, prepared by Racheal Hacking Ecology;
- Energy Statement, prepared by JHP;
- Environmental Standards Statement, prepared by Element Sustainability;
- Fire Statement, prepared by Design Fire Consultants;
- Flood Risk Assessment including drainage strategy, prepared by WML;
- Phase 1 Ground Investigation, prepared by WML;
- Heritage Assessment, prepared by Graeme Ives Heritage Planning;
- Noise and Vibration Assessment, prepared by Hepworth;
- Tall Building Statement, prepared by Zerum (included within this statement);
- Transport Assessment and Travel Plan, prepared by SK Transport;
- TV and Radio Reception Survey, prepared by GTech;
- TVIA, prepared by Influence; and
- Viability Statement, prepared by Savills.

1.8 The application is also supported by a full set of plans and elevations, prepared by the scheme architects, BDP and landscaping plans prepared by Re-form.

DOCUMENT STRUCTURE

1.9 The remainder of this statement takes the following structure:

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

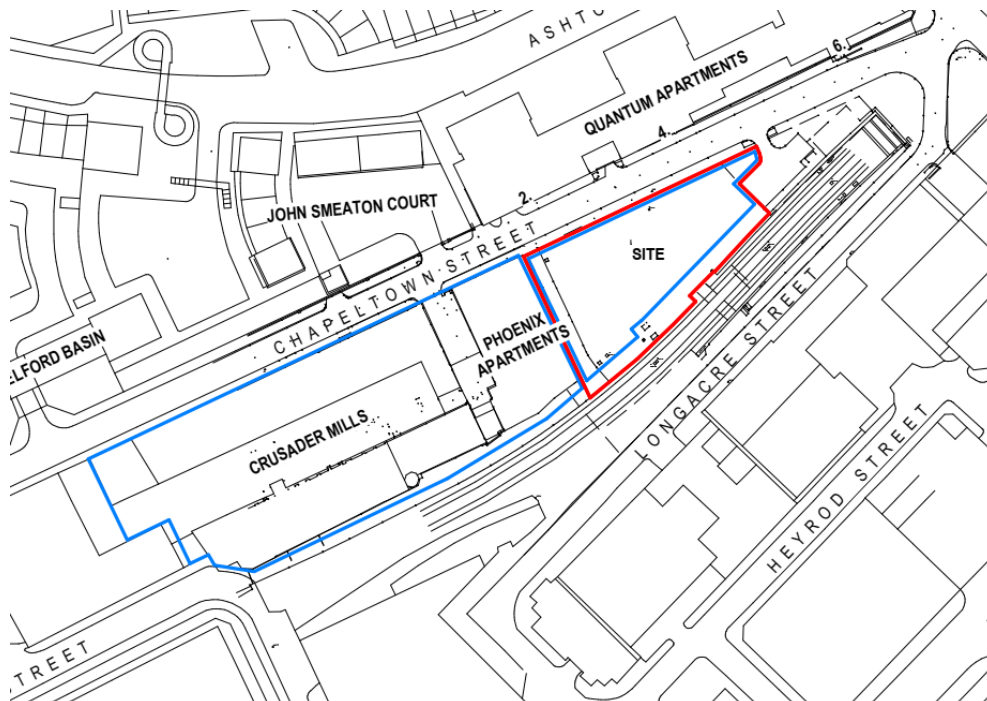
2. DEVELOPMENT CONTEXT

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

SITE DESCRIPTION

- 2.2 The site comprises a 0.17ha area of brownfield land, most recently in use as the site compound during the construction of the adjacent 'Crusader' and 'Phoenix' residential development. However, since the completion of the Phoenix building a temporary landscaping scheme has been implemented to the west of the site and a small area of hard standing remains to the east.
- 2.3 The site, which is rectangular, tapers to the east and is bound by Chapeltown Street to the north, Longacre Street to the east, the Metrolink line to the south and the west by the residential block know as Phoenix to the west.

Figure 2.1 Site Location Plan



- 2.4 Access to the site is taken from Chapeltown Street, with existing vehicle access located to the north east of the site.
- 2.5 The site is located within the boundary of the Manchester Piccadilly Strategic Regeneration Framework (Manchester Piccadilly SRF).
- 2.6 There are no designated Conservation Areas located within or adjacent to any site. There are also no nationally listed heritage assets on the site however, the Grade II listed Crusader Works is located approximately 50m west of the site.
- 2.7 Located in Flood Zone 1 the site is therefore at low risk of flooding. The site is also identified as being at very low risk of surface water flooding.
- 2.8 The site and surrounding area is located within the Greater Manchester Air Quality Management Area (AQMA).

SITE SURROUNDINGS

- 2.9 Located between Piccadilly and Great Ancoats Street, the area has historically, been dominated by industrial uses which were supported by the adjacent canal network and railway systems. Uses included Cotton Mills, foundries, timber yards and packing case factories
- 2.10 The area is however currently undergoing redevelopment through a number of schemes, including the Crusader Works and Phoenix residential development, and development being brought forward as part of the Portugal Street East Strategic Regeneration Framework. Longer term development within the locality is also expected, with both the Manchester Piccadilly SRF and Central Retail Park Masterplan.
- 2.11 Surrounding uses include Manchester Piccadilly Railway Station which lies south of the site, the station also provides access to the Metrolink system which provides services across greater Manchester; and a mix of residential apartment buildings, and low rise industrial sheds.

SITE ACCESSIBILITY

- 2.12 The site is well located and benefits from a number of public transport options. Manchester Piccadilly Railway Station is located approximately 300m south of the Site, which provides regional and national services. Access to the Metrolink system can also be gained from the Railway Station, which provides services across greater Manchester.
- 2.13 The site is also in close proximity to a number bus stops which provide services across Greater Manchester, including the free shuttle bus services located adjacent to the Railway Station, which provides services across the city. As such the site is considered to be well serviced by the main forms of public transport.
- 2.14 The site is in a sustainable location with a range of local services and amenities within easy reach.
- 2.15 The accompanying D&AS Statement and Transport Assessment provide more detail in terms of site's connections and accessibility.

PLANNING HISTORY

- 2.16 On review of Manchester City Council online planning application search the only application relating to the Application Site in the last 30 years relates to the change of use from class B8 to Class B2 (Ref: 049419/FU/CITY3/96).
- 2.17 The wider area has an extensive planning history, of which the most relevant applications are noted below:

Application Reference: 113363/FO/2016

Approved: 21st October 2016

"Conversion of former Crusader Works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space; and, the provision of 201 cycle parking spaces, lighting and other associated works"

Application Reference: 113364/LO/2016

Approved: 21st October 2016

"Listed Building Consent for internal and external works associated with the conversion of Crusader Works to 126 apartments and associated alterations to its elevations and demolition of Block 4 (Former Cotton Mill) - along with creation of new landscaped courtyard with associated hard and soft landscaping following demolition of existing buildings within shared yard space, provision of 201 cycle parking spaces, lighting and other associated works."

2.18 The above development forms Phase 1 and 2 of works brought forward by Capital and Centric; and the proposals presented as part of this application will form Phase 3 of development in this area of Manchester City Centre.

2.19 There are also a number of development sites within the immediate context of the Site:

Application Reference	Application Address	Description of Development	Date Approved
122000/FO/2018	Victoria House, Great Ancoats Street	Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.	26th August 2020
127317/FO/2020	The Castings, Heyrod Street	Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m ²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.	9th February 2021

121099/FO/2018	The Fairfax, Land at Portugal Street East	Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park), lighting, highways and associated works following demolition of existing buildings and structures.	16th January 2020
122599/FO/2019	Leonardo Hotel, East Village	Demolition of existing building and erection of a 13 / part 14 (plant level) storey building to create a 275-bedroom hotel (Class C1) use.	19th September 2019

Figure 2.2: Existing, Consented and Proposed Development.



Approved Adjacent Developments Massing



01. Adair St Hotel
Application 122599-FO-2019



02. Forshaw Victoria House
Application 122000-FO-2018



03. Packaged Living Castings
Application 127317-FO-2020



04. Quantum Apartments



05. Olympian Portugal Street East
Application 127317-FO-2020



06. Phoenix Apartments



07. Crusader Mills

- 2.20 The above (applications and Figure 2.2) illustrates the level of change in the immediate surrounding area over the last couple of years. The approved schemes have pushed the scale and density upwards within the immediate context of the Application Site.

STATUTORY DEVELOPMENT PLAN

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

SITE DESIGNATIONS

- 2.22 The site has no specific site allocation within the Development Plan. It is however located within the City Centre area, therefore policies CC1 to CC10 and UDP Policy RC20 are relevant. Section 5 includes a comprehensive overview of the relevant Development Plan policies and the scheme's response to these policies is considered in detail.
- 2.23 Whilst the site has no specific allocation within the Development Plan it is identified within the HS2 Manchester Piccadilly SRF 2014 and the Manchester Piccadilly SRF 2018. Located within the Piccadilly Central area, the site is identified as an area to be brought forward for mixed-use residential development. The site specifically is identified for residential development within the Manchester Piccadilly SRF. The site's inclusion within the identified SRF's is discussed in more detail in sections 4 and 6 of this report.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The preliminary sub-sections of this Statement have touched upon the context and content of the application. More detail is provided as part of the submitted D&AS prepared by BDP.
- 3.2 In summary, the application seeks to secure detailed planning approval for the erection of a 15-storey building comprising 107 apartments (Use Class C3) residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose events Pavilion (Use Class E/ Sui Generis) and associated landscaping.

DESIGN EVOLUTION

- 3.3 The D&AS sets out clearly the design evolution to the proposed scheme. Initially, the massing of the building was iteratively developed through testing various plan forms and how they responded to adjacent buildings and wider street context. Section 3.3 of the D&AS sets out the various iterations and options that were considered as part of this process.
- 3.4 Given the nature of site, which tapers towards the eastern boundary; and the context of the surrounding area, being predominantly residential properties, a stepped approach to the building was proposed. Splitting the building into thirds, this allowed the building to be stepped back from Chapeltown Street, and provides increased separation from the residential development opposite, known as Quantum. This would then also open up views into the new pocket parks and create active frontages.

RESIDENTIAL BUILDING

- 3.5 The proposed 15 storey building will be located centrally within the site, fronting onto Chapeltown Road and will comprise 107 apartments (Use Class C3).
- 3.6 The siting of the proposed development has been influenced by a number of constraints and opportunities, this includes the adjacent Phoenix development and Fair Street (adopted highway), located to the west of the site; the Transport

for Greater Manchester (TFGM) Tramline Servicing Zone, located to the south of the site; and the topography of the site.

- 3.7 At ground floor level, entry into the building will be taken from the north east of the building into an entrance lobby. There will be two commercial units located on the north west and south east corners of the building. Also at ground floor level will be a bin store and cycle store which will provide 68no. spaces.
- 3.8 Accessed off a central core, floors 1 – 11 comprise eight apartments each, with a mix of 1- bedroom, 2-beroom, 1 bath and 2-bedroom, 2 bath. Floors 12 and 13 comprise seven apartments each, with a mix of 1- bedroom, 2-beroom, 1 bath, 2-bedroom, 2 bath and 3-bedroom. Floor 14 comprises five apartments, with a mix of 1- bedroom and 2-beroom, 2 bath. A shared roof terrace is also provide at floor 14. Level 15 will comprise a plant and PV's.

Apartment Type	No. of Apartment	Mix of Units (%)
1-bedroom	34	31.8
2-bedroom, 1 bath	38	34.6
2-bedroom, 2 bath	31	29.9
3-Bedroom	4	3.7
Total	107	100

COMMERCIAL UNITS

- 3.9 Located at ground floor level with be two commercial units (Use Class E/ Sui Generis). One unit is to be located off Chapeltown Street and the other off the eastern pocket park. Full height curtain wall glazing is proposed to activate the streetscape.

MULTI PURPOSE EVENTS PAVILION

- 3.10 Located to the east of the site, a multi-purpose events Pavilion (Use Class E/ Sui Generis) is proposed. The single storey unit will sit facing out onto the eastern pocket park and will provide a small, flexible space, allowing for a range of temporary pop-up food and drink offerings to utilise the space. Dedicated external space for tables and chairs has been provided, to bring further activity to the new park when the cabin is in operation.

- 3.11 To serve the pavilion, a dedicated associated disabled WC is provided. Additionally, the event pavilion houses a new electrical substation that provides power for the Ferrous development.
- 3.12 The event pavilion will stand out, as an art driven piece of architecture, drawing the eye into the new pocket park.
- 3.13 The events pavilion has been designed to contrast with the adjacent contextual Ferrous building brick cladding, clad in a triangular profiled metal cladding that will appear different when viewed from alternative perspectives along the streetscape, either coloured or a mirror finish. Additionally, the cabin roof will be clad in the same profiled material, so when viewed from the adjacent buildings the same seamless appearance is maintained.

DESIGN, SCALE AND MASSING

- 3.14 The north facade is split into thirds, allowing the building to step back from Chapeltown Street, whilst maintaining its response to the defining axis and alignment. The stepped facade allows for increased separation to Quantum opposite, while opening up views into the new pocket park to the west. To activate the corner of the new pocket park to the west, a standalone multipurpose events Pavilion is introduced.
- 3.15 The scale and massing of the proposed development is reflective of the surrounding area, and development currently being brought forward in the area, designed to sit conformably between the existing massing of Chapeltown Street and the much taller approved massing of Castings and Victoria House which sit at 25 storeys. It responds to the pattern of development along Chapeltown Street and will form an important gateway landmark on the approach into Piccadilly Central.
- 3.16 As such the massing of the proposal seeks to mediate between the proposed taller massing to the south, and the existing lower scale developments of Quantum on Chapeltown Street. The existing rising roof line of Crusader to Phoenix is continued and reinforced by the proposed development, with the roof terrace step down facing onto Great Ancoats Street and marking the end of Chapeltown Street massing.

- 3.17 Further details of the design of the proposed development are provided within the D&AS submitted alongside this application.

MATERIALS AND APPEARANCE

- 3.18 The building has been designed as a contemporary apartment building, featuring strong and minimalistic massing, referencing the history of the area, which was dominated by classic warehouse buildings.
- 3.19 The buildings appearance within the city skyline was considered a key component in the overall facade composition. A setback sawtooth profile references north facing factory rooflights and accentuates the buildings industrial character in long views across the city horizon.
- 3.20 The double height building entrance is recessed into the corner of the building and denoted with a feature steel column. To the south, east and west upper elevations, recessed corner balconies provide glimpses through the facade mass. To the same level, two cantilever balconies provide a contrasting projection as a counterpoint to the facade otherwise defined by recessed openings.
- 3.21 The proposed materials have been carefully selected to reflect the existing local character, referencing the site's industrial heritage, and also contributing to the new high quality residential development envisaged for Piccadilly Central. The materials proposed a unified monochrome palette of greys, with texture and depth of facade providing architectural interest.
- 3.22 The dominate proposed facade material is brick, selected to sit comfortably next to the existing brick buildings to present a coherent, unified Chapeltown streetscape. The proposed light grey mix brick will contrast as a modern variation to the existing traditional red brick of Crusader Mill, and the dark blue engineering brick of the adjacent Phoenix building. The light grey tones will allow increased contrast in facade shadowing, further expressing the deep form window reveals.
- 3.23 Metal rainscreen panels finished in anthracite dark grey will provide a smooth, semi reflective contrast to the light textured brick. Steel flat bar railings mounted directly in front of the rainscreen panels add architectural detailing, creating depth and profiling in the facade. A Dark grey anthracite finish is also proposed

to the railings to contrast with the smooth rainscreen behind, while referencing the sites heritage as an iron foundry.

- 3.24 Windows and curtain walling frames, cills and soffits will finish match the dark grey anthracite rainscreen cladding.

REFUSE STRATEGY AND SERVICING

- 3.25 General waste and recycling would be disposed of by the residents in the designated residents refuse store at ground level. This store is located adjacent to the lift cores to ensure travel distance from the apartments is kept to minimum. The two commercial units each have an associated dedicated commercial bin store. On collection day the management company will move the bins from the store to the dedicated temporary waiting zone on Chapeltown Street. The bins will then be collected and emptied using a standard refuse vehicle that will be parked on Chapeltown Street. Once emptied the bins will be returned to the temporary waiting zone and returned to the refuse stores on the ground floor by the management company.
- 3.26 Residential post deliveries will be via the main residential entrance giving access to the lobby space which contains residential post boxes and dedicated parcel store. Full details delivery management will be developed with the management partner through the following design stages.

LANDSCAPING

- 3.27 A key focus of the Manchester Piccadilly SRF is the creation of a sequence of pocket parks along connecting routes, within the Piccadilly area. In line with the ambitions of the SRF, the proposed ground floor landscaping is focused around two pocket parks, created to provide open green spaces for the residents and the public.
- 3.28 Located to the east and west of the proposed building, the parks will provide a range of leisure opportunities. Seating will be provided to allow local residents an opportunity to sit and enjoy the space, whilst soft landscaping will be utilised to enhance the natural feel of the area. The eastern pocket park will also include a multi-purpose events Pavilion, providing a space for foodie residencies and one-

off events, creating a place on the doorstep to serve summer parties and relaxed Sunday afternoon meet-ups. To the east, the proposed commercial unit, which is to be a Café-bar, will also utilise the public realm with the provision of outdoor seating.

- 3.29 A linear and fractured approach to the site's green components aims to establish a connection between the building and external spaces, whilst also creating a layering affect, that filters views through the spaces. The proposed landscaping will create a coherent public realm environment that forms a strong relationship with the new building, as well as establishing a newly defined sense of place and legibility across the site.
- 3.30 Generous areas of planting, consisting of ornamental groundcover, specimen shrubs and trees, creates a verdant environment that offers a sense of enclosure to the various seating and spill out areas. Extensive planting also contributes to the creation of a more biodiverse and comfortable urban environment. The site's industrial past will be subtly interwoven into the material specification. In addition, the fractured nature of the planting layout accompanied by grass paving, will create a sense of re-emerging nature.
- 3.31 A roof terrace will offer residents a private communal space that benefits from elevated 180-degree views across the local city scape. The layout of the roof terrace has been informed by aspect, views and potential use. It is proposed to include an area of artificial lawn, providing an opportunity for residents to participate in arranged group activities, or for informal sitting and leisure uses. Situated with a southern aspect the roof terrace will provide defined flexible seating areas associated with lawn space; paved areas with seating set amongst planting and trees; raised planting beds comprising mixed ornamental species and trees.
- 3.32 High quality surface finishes will be included across the development. Paved surfaces will continue the quality and character already established between Phoenix and Crusader Mill, with subtle changes in colour to respond to the proposed development. Paving will be of grey-buff tones to compliment the proposed building, with weathered steel finishes to metalwork offering a more industrial aesthetic. Seating will incorporate hardwood timber for comfort and

durability Materiality across the ground level and roof terrace will share similar characteristics to create a coherent and distinctive development.

- 3.33 Planting at ground level will comprise a combination of herbaceous perennials and shrubs. In addition to this, 16 trees are proposed across the site. Emphasis will be on evergreen and semievergreen species that have distinctive foliage, to create a verdant environment that contributes to the creation of urban wilderness character. Species will also be shade tolerant and able to withstand harsh urban climatic conditions, such as wind and drought.
- 3.34 Planting at roof level will comprise species that thrive in full sun light. The characteristics of the planting will contrast to that at ground level, with a greater array of colour and finer textures. Focus will be on species attractive to pollinators, which will be supported by structural evergreen, semi-ever green species, ornamental grasses, along with 2no. trees. Some species will be incorporated at both ground and roof level to create synergy across the development.
- 3.35 Further details of the landscaping, trees and materials are included in the Landscape Section of the D&AS Statement.

ACCESS AND PARKING

- 3.36 The main residential entrance is located off the eastern pocket park, providing level access. External access into the Cycle Store is taken from the western pocket park. The commercial units each have their own level access from Chapeltown Street and the eastern pocket park respectively
- 3.37 Ground floor level access is provided throughout with a shallow ramp to access the residential bin store. Part M compliant lifts give access to all residential levels, alongside with a Part M complaint stair. Corridor widths range from 1.5m to 1.6m providing generous access across all floors.
- 3.38 The proposed development will be car-free, other than the proposed disabled parking on Chapeltown Street. The existing Pay & Display Controls in the area will assist in promoting the site as car-free, reducing the practicability of a resident storing a car on street.

- 3.39 All 107no. apartments are provided with secure cycle storage at a minimum of 1:1 ratio. This provision is split across a mix of in apartment wall mounted racks and a dedicated ground floor communal secure cycle store. The ground floor communal bike store provides space for 68 cycles (63%) of the apartments via double stacked cycle racks. In addition, external cycle hoops are provided in landscape for visitors or members of the public to use.
- 3.40 As part of the proposals a Stopping-up Order is proposed to Fair Street. Since the implementation of the Tramline and redevelopment of the Crusader Works, Fair Street is no longer a through route and has become redundant. It is therefore proposed to formally Stop-up the road and create a landscape strip between Phoenix and the proposed Ferrous building, which will allow the seamless integration of Ferrous into the Crusader Works development.
- 3.41 Further details of the building's accessibility are outlined in the D&AS Statement and Transport Statement.

SAFETY AND SECURITY

- 3.42 Careful consideration has been had for the fire safety design of the building, the site layout and access, and facilities for firefighting. The proposed development will ensure that emergency vehicles will have access to site from the main road. The building will be provided with a dry rising main and has access for a pump appliance to within 18m of the inlet connection point on the face of the building adjacent to the stair. Dry rising outlets will be provided on the upper levels. In addition, a sprinkler tank is to be provided for a sprinkler system. Public hydrants are likely to be located within 100m of the dry riser inlet of the building however, It is unknown at this stage if the hydrant directly outside the development is operable.
- 3.43 The scheme has been designed with security in mind and has implemented a number of Secured by Design Principles. The main communal entrance is in a prominent location where it can easily be seen by residents and visitors from the road on approach, and subject to passive surveillance from those passing by on foot and in vehicles. There are a number of well used parking bays on Chapeltown Street which will generate activity during the day to the benefit of the development.

- 3.44 In addition, the proposed ground floor commercial units will generate additional activity in the area at different times of the day, deterring offenders or those antisocially minded from targeting the apartment development. The ground floor commercial units will provide an active frontage to Chapeltown Street and Great Ancoats Street/landscaped areas, allowing surveillance of the surrounding areas from inside the building.
- 3.45 The layout of the proposed development, which sees apartments above street level, reduces the potential impact of excessive noise, nuisance, and anti-social behaviour.
- 3.46 Further details of the fire safety considerations are outlined in the submitted Fire Statement and Crime Impact Statement.

4. CONSULTATION

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

PRE-APPLICATION

- 4.2 The general approach to, and content of, this application has been the subject of detailed and thorough Pre-Application discussions with Senior Officers of Manchester Council. This was an iterative process which benefitted from meetings and the exchange of information via email.
- 4.3 As set out in Section 3 this of this report, the proposed development has undergone a process of design evolution, ensuring the comments raised by officers as part of the Pre-Application process have been fully considered, and where necessary, appropriately addressed as part of the application. Further consideration of the issues raised in the Pre-Application discussions are had in section 6 of the report.

PUBLIC CONSULTATION

- 4.4 A full public consultation exercise has also been undertaken as part of the Pre-Application engagement process. The consultation event ran between 25th October 2021 – 4th November 2021, with an in-person event held on 3rd November 2021.
- 4.5 A total of 31 questionnaires were completed and these responses have influenced the evolution of the scheme into its final form. 12 people identified that they were pleased to see the plans being brought forward as the next project in Piccadilly East, 15 people weren't pleased to see the plans brought forward, and 4 people didn't know.
- 4.6 Some of the attendees at the public consultation event were purchasers of apartments at Crusader Mill and Phoenix. When speaking to the residents during

the public consultation event, a number of questions of the attendees were directly in relation to when Crusader (and the associated landscaping) will be finished, due to the uncertainties caused by the building contractor of Crusader, the Artez Group, going into administration. It is possible that some of the feedback given on the plans for Ferrous reflects frustrations held by some purchasers of Crusader Mill and Phoenix, due to the issues with the contractor and associated delays.

- 4.7 Given the detailed pre-application engagement with the Council and the scheme's compliance with plan policy and the broader objectives for the area, it is considered that an appropriately comprehensive process of pre-application consultation has been undertaken.

5. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

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

NATIONAL PLANNING POLICY

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

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

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

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

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

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

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

REGIONAL DOCUMENTS

STRONGER TOGETHER: GREATER MANCHESTER STRATEGY 2013

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

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

RESIDENTIAL GROWTH STRATEGY ACTION PLAN 2016/17 UPDATE

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

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

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

PLACES FOR EVERYONE

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

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

5.32 The key policies relevant to the development proposals include:

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

DEVELOPMENT PLAN

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

CORE STRATEGY 2012 - 2027

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

- Policy SP1 Spatial Principles

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

MANCHESTER UNITARY DEVELOPMENT PLAN (1995)

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

- Policy DC7 New Housing Development which sets out that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use

wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

- Policy DC26 Development and Noise which seeks to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.
 - New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

OTHER DOCUMENTS OF RELEVANCE

HS2 STRATEGIC REGENERATION FRAMEWORK (2014)

- 5.36 Following the original government announcement on Phase 2 of HS2 in 2013, Manchester City Council (MCC) and Transport for Greater Manchester (TfGM) commissioned Bennetts Associates to carry out a Strategic Regeneration Framework for the area around Piccadilly. The study had a particular focus on the area to the north of the station as well as integrating the Mayfield SRF and creating a world class transport node at the heart. This SRF was endorsed by MCC in 2014.
- 5.37 The SRF focuses on a number of spatial strategies with the aim of helping pass on further regeneration benefits to the wider city and sub-region by:
- Improving the attractiveness of investment in neighbouring areas;

- Radically improved physical connections and permeability; and
- Providing new destinations for social and cultural activities

- 5.38 Located within the Piccadilly Central area of the SRF. The vision was an area of entirely new large commercial buildings that would capitalise on the unrivalled connectivity that HS2 will deliver. It was also envisaged that development would surround public squares, with high-rise residential towers and a new city park.
- 5.39 A spire of development at the confluence of the redeveloped station entrance and the newly created boulevard would be supported by an area of dense, urban blocks set around a series of public spaces. The most prominent of which would be served by the Metrolink and is located at the mid-platform entrance of the new HS2 concourse. A square, characterised by the retained mill building - the only built heritage remaining on the site - would be redeveloped for community or arts use.

MANCHESTER PICCADILLY SRF 2018

- 5.40 The 2014 SRF was updated in 2018 with the Manchester Piccadilly SRF 2018, incorporating key changes such as the realignment of HS2 and the advent of Northern Powerhouse Rail (NPR), as well as strengthening the sense of place and adding detail.
- 5.41 The updated SRF sought to increase the quantum of development within the Piccadilly Central area, from that previously identified, to meet the demand generated by HS2 and northern powerhouse rail (NPR). It is envisaged that the area will consist of approximately 8million ft² of space including 267,700m² of commercial office space, 5,000 new homes, 25,375m² of retail/leisure space, 250 new hotel rooms and the associated social amenity to provide for this quantum.
- 5.42 Piccadilly Central will be a dense, mixed-use district focused around high quality public space which will represent a significant easterly expansion of the city centre.
- 5.43 Piccadilly Central will capitalise on the unrivalled connectivity that HS2 and NPR will deliver. Large commercial plots line the Boulevard with leisure and retail at the ground level, both creating a new commercial address adjacent to the station and adding to the bustling street life of the newly created boulevard.

- 5.44 Behind these plots will sit a dense residential-led neighbourhood, orientated around a series of pocket parks along connecting routes. As with the plots along the boulevard, these residential blocks will have a mix of uses at their lower levels; their active frontages contributing to a lively and stimulating atmosphere at ground level. The Application Site is identified for residential development within the SRF.

6. PLANNING ASSESSMENT

6.1 Having set out the policy background, this chapter considers the principal issues that are considered relevant in the context of this application:

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

PRINCIPLE OF DEVELOPMENT

6.2 The principle of residential development, in this location, is established through the Manchester Piccadilly SRF. Located within the Piccadilly Central Area, the vision is for Piccadilly Central to be a dense, mixed-use district, focused around high quality public space, which will represent a significant easterly expansion of the city centre. The SRF sets out that:

“Piccadilly Central will capitalise on the unrivalled connectivity that HS2 and NPR will deliver. Large commercial plots line the Boulevard with leisure and retail at the ground level, both creating a new commercial address adjacent to the station and adding to the bustling street life of the newly created boulevard. Behind these plots sits a dense residential-led neighbourhood, orientated around a series of pocket parks along connecting routes. As with the plots along the boulevard, these residential blocks will have a mix of uses

at their lower levels; their active frontages contributing to a lively and stimulating atmosphere at ground level."

Figure 6.1: Proposed Uses (Extract taken from the Manchester Piccadilly SRF)



- 6.3 Figure 6.1 identifies the Application Site as being appropriate for residential development within the Manchester Piccadilly SRF.
- 6.4 Alongside the Manchester Piccadilly SRF, the Core Strategy identifies Piccadilly as a key location for residential development within the City Centre and identifies that Manchester, as a Regional Centre, will generally be a location where higher density residential development is appropriate. This positive policy position has driven substantial new development and regeneration within the City Centre however, it is evident that there is still investment required in the City Centre, as set out within the numerous SRF's published in recent years.
- 6.5 The proposed residential development will comprise 107 apartments, two ground floor commercial units, roof terrace, multipurpose events Pavilion, and ground floor residential amenity space and public realm. Carefully designed, the proposal works with, and complements, Phase 1 and 2 of the adjacent Crusader Works redevelopment, to fulfil the vision and aspirations of the Manchester Piccadilly SRF. Located on a key connecting route from Piccadilly Railway Station to Great

Ancoats Street, this high-quality development will provide a lively and stimulating atmosphere on the approach into Piccadilly railway station, as is envisaged for the Piccadilly Central Area.

- 6.6 The proposal, which utilises a brownfield site, provides an opportunity to redevelop land which has been underused for a number of years. In line with NPPF paragraph 120 (c), substantial weight should be given to the value of using suitable brownfield land within settlements for homes. Local policy similarly promotes the reuse of previously developed land, particularly in sustainable locations such as the development site.
- 6.7 Located in a highly sustainable location, the proposed development will provide a high quality 15 storey building which will contribute to the minimum of 16,500 new units to be provided across the City Centre within the plan period. The ground floor uses will help support the vibrant and lively community already forming within the Piccadilly Central neighbourhood.
- 6.8 The proposed residential development, coupled with high-quality architecture and public realm, will combine with the surrounding proposed and existing development to add to the emerging vibrant community in this area which will be distinct in both design and character. This will deliver a suitable and beneficial re-use for the site, breathing new life into an important gateway location, that will make the City Centre an even more vibrant and attractive place to live, work and visit.
- 6.9 In light of the above, the principle of the Proposed Development closely aligns with and helps to support the vision for Manchester. The Proposed Development thereby accords with the NPPF, the Manchester Piccadilly SRF and Core Strategy Policies EC3, CC3 and CC6.
- 6.10 Alongside the regeneration benefits, it is important to recognise that the proposed residential development will respond to specific development needs that are set out in the Development Plan and other material considerations.
- 6.11 The adopted Core Strategy and emerging Places for Everyone confirm that Manchester City Centre is an important location for housing growth within the wider city region. The supporting text for draft Places for Everyone Policy JP-H 1

identifies a total housing requirement for Manchester of 56,528 dwellings between 2021 and 2037 equating to 3,533 dwellings per annum. Draft Policy JP-H 4 of the Places for Everyone states that new housing development in City Centres should be delivered at a density of minimum 200 dwellings per hectare, reflecting the relative accessibility of the site by walking, cycling and public transport. The draft Policy also advises that densities of 120+ dwellings per hectare should be primarily apartments, incorporating houses and/or ground floor duplexes where practicable. The proposed development reflects this aspiration.

- 6.12 The Core Strategy also identifies a need to deliver 16,500 dwellings within the City Centre area between 2012 and 2027 and specifically states: "Within the City Centre there will be a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives or niche housing markets by providing sustainable, well-designed accommodation which meets the needs of workers moving to Manchester".
- 6.13 The aspirations of the Manchester Piccadilly SRF align with the Core Strategy and wider Places for Everyone aspirations for the delivery of high-quality, high-density apartment developments within the City Centre. The proposed development is fully aligned with the targets and aspirations set out in the Manchester Piccadilly SRF and Core Strategy.
- 6.14 The proposed development of the Site will deliver high-quality, high-density housing on brownfield land within the SRF area in accordance with Core Strategy Policy H1. The Proposed Development will therefore respond directly to the needs identified by MCC.

AFFORDABLE HOUSING

- 6.15 The Development Plan and Framework recognise the importance of meeting affordable housing need but also acknowledge that the delivery of affordable housing can affect the viability of a scheme. Where it is contended that a proposal cannot viably deliver affordable housing in accordance with policy expectations this must be demonstrated by evidence.
- 6.16 The Viability Assessment (completed by Savills) submitted with this application confirms that the Proposed Development cannot viably support affordable

housing. Further information is contained within the Viability Assessment and the Affordable Housing Statement submitted in support of the Application.

DELIVERY OF HIGH-QUALITY PUBLIC SPACES

- 6.17 The Manchester Piccadilly SRF identifies Piccadilly Central as an area characterised by dense mixed-use development focused around a series of high quality public spaces. The movement of people through the streets and spaces maintains the vital flows that give life to the city.
- 6.18 The proposed development seeks to provide two key areas of public open space, providing high-quality outdoor spaces for individuals, couples, and small groups to gather and for the proposed uses to spill-out in to. These spaces will contribute positively to the vibrancy of the City Centre and will help to create an attractive destination.
- 6.19 The Proposed Development very clearly satisfies the relevant Development Plan policies that encourage the creation of new public spaces within the City Centre. Furthermore, the City Council's clear vision and aspiration to create for high-quality public spaces within the SRF area is an important material consideration and one that weighs strongly in favour of the Proposed Development.

TALL BUILDING

- 6.20 Indicatively, the SRF suggests a building of between 8 – 12 storeys in this location, with adjacent development siting at 13 – 20 storeys. However, since the publication of the SRF it is evident that the height of development brought forward within the Piccadilly Central Area is greater than that first envisaged.

Figure 6.2 Proposed Heights (Extract taken from the Manchester Piccadilly SRF)



6.21 On review of recently consented developments within the area, a number of buildings have been granted consent over and above the heights identified within the SRF. Figure 6.1 details the sites in close proximity to the proposed development and the heights of the buildings.

Figure 6.3 Building Heights of Adjacent Developments



Map Reference	Scheme Name	Application reference	Consented/ Built Height	SRF Indicative Height
1	Adair Street Hotel	122599/FO/2019	14 Storeys	8 – 12
2	Forshaw Victoria House	122000/FO/2018	Part 25 and Part 3 Storeys	13 – 20
3	Packaged Living Casting	127317/FO/2020	Part 25, 21, 14 and 7 Storeys	13 – 20
4	Quantum Apartments	–	Part 4, Part 5, and Part 7 Storeys	–
5	Olympian Portugal Street East	121099/FO/2018	Part 29 & Part 23 Storeys	8 – 12
6	Phoenix	113363/FO/2016	10 Storeys	
7	Crusader Mill	113363/FO/2016	6 Storeys	–

- 6.22 Of most relevance to the proposed development are the three consented developments located immediately to the south of the application site, within the Portugal Street East SRF (122000/FO/2018, 127317/FO/2020 and 121099/FO/2018). All three developments have been granted consent for buildings approximately 5 storeys taller than prescribed within the Manchester Piccadilly SRF.
- 6.23 Siting at 15 storeys in height, the proposed development is 3 storeys taller than the SRF visualised for this plot however, when viewed in context with surrounding development, both developments currently under construction and recently consented, it is important to note that the building reads as part of the wider city scape.
- 6.24 The scale and massing of the proposed development is reflective of the surrounding area, and development currently being brought forward in the area, designed to sit conformably between the existing massing of Chapeltown Street and the much taller approved massing of Castings and Victoria House which sit at 25 storeys and Olympian which reaches 29 storeys. It responds to the pattern of development along Chapeltown Street and will form an important gateway landmark on the approach into Piccadilly Central.
- 6.25 As such the massing of the proposal seeks to mediate between the proposed taller massing to the south, and the existing lower scale developments of Quantum on Chapeltown Street. The existing rising roof line of Crusader to Phoenix is continued and reinforced by the proposed development, with the roof terrace

step down facing onto Great Ancoats Street and marking the end of Chapeltown Street massing.

- 6.26 Taking its cues from adjacent development, a taller building in this location can be viewed as acceptable, supported by Core Strategy Policy CC6, which sets out that City Centre development will generally be high density and will be of an appropriate scale, massing and height of development within the City Centre.
- 6.27 A full Tall Building Assessment has been undertaken in support of the application (see section 7 of this report) however, it is clear that the proposed development accords with Core Strategy Policy EC2 and CC6.

DWELLING MIX

- 6.28 The proposal maximises the diversity of dwellings on the site, comprising a mix of 1-bedroom, 2-bedroom 1 bath, 2-bedroom, 2 bath and 3-bedroom apartments.
- 6.29 The scheme will deliver:
- 40 x 1 bedroom apartments;
 - 12 x 2 bedroom, 1 bath apartments;
 - 51 x 2 bedroom 2 bath apartments; and
 - 4 x 3 bedroom apartments.
- 6.30 The represents a ratio of 37.4% 1 bedroom apartments, 11.2% 2 bed-1 bath apartments, 47.77% 2 bed -, 2 bath apartments, and 3.7% 3 bed apartments.
- 6.31 As such, the proposals aligns with national policy which seeks quality housing developments that provide a range of dwellings to meet the needs of various groups. It meets the objectives of NPPF and the Core Strategy.

LANDSCAPING

- 6.32 The creation of high-quality public realm has been an integral part of the design process, and has been developed alongside the built form, ensuring that the two work together to provide a high-quality development. From the outset, the

applicant has had a clear vision for the site and the vital role the public realm will play in creating a new hub for the community.

- 6.33 In line with the ambitions of the SRF, the proposed landscaping is focused around two pocket parks, created to provide open green spaces for the residents and public. Located to the east and west of the proposed building, the parks will provide a range of leisure opportunities. Seating will be provided to allow local residents an opportunity to sit and enjoy the space, whilst soft landscaping will be utilised to enhance the natural feel of the area. The eastern pocket park will also include a multi-purpose events Pavilion, providing a space for foodie residencies and one-off events, creating a place on the doorstep to serve summer parties and relaxed Sunday afternoon meet-ups. To the east, the proposed commercial unit, which is to be a Café-bar, will also utilise the public realm with the provision of outdoor seating.
- 6.34 A linear and fractured approach to the site's green components aims to establish a connection between the building and external spaces, whilst also creating a layering affect, that filters views through the spaces. The proposed landscaping will create a coherent public realm environment that forms a strong relationship with the new building, as well as establishing a newly defined sense of place and legibility across the site.
- 6.35 The proposed ground floor commercial uses and multi-purpose events Pavilion will create active frontages onto Chapeltown Street and will further animate the public realm, a key vision of the Manchester Piccadilly SRF.
- 6.36 The roof terrace proposed on level 14 will provide private residential amenity offering a space that benefits from elevated 180-degree views across the local city scape. The layout of the roof terrace has been informed by aspect, views and potential use. It is proposed to include an area of artificial lawn opportunity for residents to participate in arranged group activities, or for informal sitting and leisure uses. Situated with a southern aspect; defined flexible seating area associated with lawn space; paved areas with seating set amongst planting and trees; raised planting beds comprising mixed ornamental species and trees.
- 6.37 High quality surface finishes will be included across the development. Paved surfaces will continue the quality and character already established between

Phoenix and Crusader Mill, with subtle changes in colour to respond to the proposed development. Paving will be of grey-buff tones to compliment the proposed building, with weathered steel finishes to metalwork offering a more industrial aesthetic. Seating will incorporate hardwood timber for comfort and durability. Materiality across the ground level and roof terrace will share similar characteristics to create a coherent and distinctive development.

- 6.38 Early consideration of the role of the public realm has ensured high quality, highly functional spaces will be created, supporting the delivery of a lively and stimulating atmosphere, in line with the vision of the Manchester Piccadilly SRF. In addition, it is clear that the proposals comply with Core Strategy Policies DM1, EN15 and EN1.

HERITAGE

- 6.39 The site does not contain any designated or non-designated buildings however, is located within close proximity to the Grade II listed Crusader works. Detailed consideration has therefore been given to the proposed development's impact upon the significance of the heritage asset, as set out in the accompanying Heritage Assessment prepared by Graham Ives Heritage Planning.
- 6.40 The report identifies that any impact caused by the proposed development would be indirect, relating to change within the settings of the heritage assets and the potential for that change to affect their significance or the opportunity to appreciate that significance. However, given the phase of change within the associated townscape, the setting makes little, if any, contribution to the significance of the adjacent Crusader Works; whilst making a specific contribution to the significance of the other heritage assets, for example, the juxtaposition of Vulcan Works to the Cooperative Warehouse makes a positive contribution to the significance of both buildings, while the cluster of canal related structures, including the locks and lock keeper's cottage, clearly has a close association and group value with the Ashton Canal.
- 6.41 Therefore, the application site is considered to make a neutral contribution to the significance of the relevant heritage assets.

- 6.42 In its current context, the cleared condition of the site contributes to the weak and fragmented townscape between Piccadilly Station and Great Ancoats Street. The extent of the proposed change within the settings of the identified heritage assets would range from negligible to modest. However, given the contribution of setting to their significance the impact of that change would not be harmful. The proposed development would therefore preserve the significance of the heritage assets.
- 6.43 The report concludes that the proposed development would 'preserve' the special interest of the relevant listed buildings in accordance with the 'statutory duty' of S.66 the Planning (Listed Buildings and Conservation Areas) Act 1990. While the proposed change in setting would also preserve the settings of the designated and non-designated heritage assets in accordance with the relevant national and local planning policies.
- 6.44 The proposal therefore fully aligns with the relevant national heritage legislation and Core Strategy policies CC9 and EN3 with regards to impact upon the significance of the heritage asset.

HIGHWAYS

- 6.45 Submitted in support of the application is a Transport Statement prepared by SK Transport. The report provides a comprehensive assessment of the proposed development and sets out any anticipated impacts.
- 6.46 Located within Manchester City Centre, there are numerous amenities and services a short walk from the site. The site, identified as Level 8 within the Greater Manchester Accessibility Levels (GMAL), is highly accessible and well connected to key destinations Within the City Centre. The site is located within an areas served by a comprehensive network of pedestrian routes, typical of its city centre location. Access can be gained to Route 66 of the National Cycle Network and the cycle route along the Ashton Canal (Route 86). The nearest bus stops to the site are located on London Street, Great Ancoats Street and Piccadilly Approach, all of which are within a five-minute walk from the site. Access to key bus interchange points, such as Piccadilly Gardens bus station, can also be gained in a short walk (less than 10 minutes) of the site.

- 6.47 In line with the accessibility requirements, future resident requirements and in keeping with Crusader Works and the Phoenix Building next door, the proposal is car-free. Disabled parking provision will be provided on Chapeltown Street. A bike store will be provided internally, at ground floor level, with space for 68 bikes (64%). Further bike storage is available in each apartment to bring the total site provision to 100%. Four cycle stands (eight spaces) will be provided externally for visitors.
- 6.48 The proposal is car-free, other than the proposed disabled parking on Chapeltown Street. The existing Pay & Display Controls in the area will assist in promoting the site as car-free, reducing the practicability of a resident storing a car on street. The limit on parking, coupled with the fact that most residents in the city centre live without a car will naturally limit traffic generated by the site during the peak hours. It is therefore forecast that the proposal will not alter existing or impact on highway operation and will not have unacceptable effects on road safety.
- 6.49 As part of the proposals a Stopping-up Order is proposed to Fair Street. Since the implementation of the Tramline and redevelopment of the Crusader Works, Fair Street is no longer a through route and has become redundant. It is therefore proposed to formally Stop-up the road and create a landscape strip between Phoenix and the proposed Ferrous building, which will allow the seamless integration of Ferrous into the Crusader Works development. The landscaping has been specially designed to preserve and enhance the pedestrian route through this space.
- 6.50 Given the above, the proposals accord with NPPF and Core Strategy Policies CC5, T1 and T2.

ENVIRONMENTAL

FLOOD RISK AND DRAINAGE

- 6.51 The site is located within a critical drainage area. A Flood Risk Assessment has therefore been prepared in support of the application (prepared by WML). The report identifies that the site is located within Flood Zone 1 and is therefore at low risk of flooding. In addition, it is identified that the site is at very low risk of surface water flooding.

6.52 Consideration to the ground conditions has also been had and it has been identified that the site comprises cohesive glacial till to unknown depths but indicated in the wider area to extend to depths of between 8.4m and 11.0m. Relatively impermeable ground conditions such as this are likely to restrict the risk of groundwater flooding. On this basis, it is considered that the risk to the development from groundwater flooding is low.

6.53 A Drainage Strategy, prepared by WML has been submitted in support of the application. The strategy confirms that the proposed development will be drained via separate foul and surface water drainage systems. Having undertaken site investigation, it has been determined that discharging into the existing public sewerage system is the most appropriate option as the site is not suited to the use of infiltration/ soakaway techniques and is not in close enough proximity to an existing watercourse.

6.54 To ensure that the allowable discharge rate is not exceeded a hydro-brake flow control device will be employed at the downstream end of the proposed drainage system, with attenuation storage provided in below ground geo-cellular tank. In line with modern design standards the proposed drainage system has been designed to ensure:

- No surcharging of sewers for the critical 1 in 1 year storm event;
- No surface flooding for the critical 1 in 30 year event; and
- No surface flooding that may affect buildings on or off site for the critical 1 in 100 year event including a 40% climate change allowance.

6.55 In line with the above, it is clear that the proposed development accords with NPPF and Core Strategy Policies EN8, EN14, EN17 and DM1.

GROUND CONDITIONS

6.56 A Phase 1 Ground Investigation has been undertaken by WML in support of the planning application. The assessment identifies that the ground conditions are likely to comprise made ground from ground level to a depth of approximately 2.60 metres below ground, which is underlain by Firm and very stiff Glacial Till to depths of between 8.40m and 8.70m below ground level. Below these depths,

completely weathered Triassic Pebble Beds were recovered as a sand to depths of up to 11.00m below ground level underlain by a weakly cemented sandstone

- 6.57 Overall, it is determined that given the Site's past industrial use as an Iron Foundry, the presence of ground contamination associated with historical industrial processes cannot be discounted. In addition, it is noted that the presence of Asbestos Containing Materials and Asbestos fibres within near surface deposits, resulting from historical site demolition, cannot also be discounted.
- 6.58 A Preliminary Risk Assessment has also been undertaken which concludes that most potential contamination linkages are considered to be low or unlikely with associated preliminary risks being assessed as moderate/low at worst. This would be confirmed through a more detailed Phase Site Investigation which can be conditioned should the application be approved.

BIODIVERSITY

- 6.59 A Phase 1 Ecology Assessment has been carried out by Racheal Hacking Ecology. The site is considered to be of relatively low ecological value in the local context and any loss of biodiversity as a result of the proposed development will be limited and can be mitigated as part of the proposed development.
- 6.60 The report identified that the Site comprises negligible ecological value, with the short amenity grassland offering limited pollen and nectar sources for invertebrates. Given the negligible value of the habitats to be lost, it is considered that no specific habitat mitigation is required. However, it is recognised that the development should aim to bring biodiversity gain to the site, through suitable soft landscaping such as native or fruit tree planting and shrubs with bird and bat boxes erected onto the new building. The recommendations set out within the ecological assessment, have been reflected within the submitted landscaping details.

ARCHAEOLOGY

- 6.61 A Desk Based Archaeological Assessment has been prepared by ARS in support of the application. The report identifies that the site used to support an iron foundry and terraced housing occupied by people working in the area, including a

sizeable number of Irish immigrants, which dates to the mid-19th century. Both the iron foundry and terraced housing are of evidential value, of archaeological interest and of local significance.

- 6.62 It is recommended that, should planning permission be granted for the proposed development, a series of trial trenches be excavated within the footprint of the 19th century phase of the iron foundry, and within the footprints of the terraced housing, in order to identify levels of truncation of the heritage assets at the site and, to assess the survivability of any below-ground structural remains. This may be followed, depending on the degree of survival and significance of any structural remains, to further archaeological investigation and reporting.

RESIDENTIAL AMENITY

NOISE AND VIBRATION

- 6.63 Submitted in support of the application is a Noise and Vibration Assessment prepared by Hepworth Acoustics. The report identifies that the measured noise levels of trams passing the site were in the range of 77-79 dB(A) at ground floor level and 74-76dB(A) at first floor level. In order to achieve recommended noise levels inside the dwellings some noise mitigation measures will be necessary.
- 6.64 The mitigation measures include:
- Sound insulation of dwellings through higher specification glazing for proposed windows, notably within the bedrooms and living rooms located on the southern and eastern elevations.
 - Noise design limits for mechanical services plant
- 6.65 Further details of the proposed mitigation measures can be found in chapter 5 of the Noise and Vibration Assessment.
- 6.66 Consideration was also had for the vibration impact of the passing trams. The assessment determined that the measurements obtained for day and night were well below the thresholds identified within BS6472 and therefore, no special vibration isolation measures are required as part of the proposed development and there is no need to consider vibration impact any further.

- 6.67 As such, the report concludes that with appropriate mitigation the proposals are suitable from a noise and vibration perspective.

AIR QUALITY

- 6.68 An Air Quality Assessment has been prepared by Redmore Environmental in support of the application. The report concludes that during the construction phase of development there is potential for air quality impacts as a result of fugitive dust emissions from the site however, assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities is predicated to be not significant.
- 6.69 Dispersion modelling has also been undertaken using ADMS-Roads in order to predict concentrations as a result of emissions from the local highway network. The results of the dispersion modelling assessment indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant AQOs and AQTV across the development. The site is therefore considered suitable for the proposed use from an air quality perspective.
- 6.70 Consideration has also been had for the potential impacts during the operation phase of the proposed development, notably due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Given the proposed development is to be car-free, it is anticipated there will be a limited number of vehicle trips associated with the proposed development, therefore the impact is predicted to be not significant.
- 6.71 It is clear from the above that the proposed development accords with NPPF and Core Strategy Policy EN16.

DAYLIGHT/SUNLIGHT

- 6.72 A Daylight/Sunlight assessment has been prepared by GIA in support of the application. The report has assessed the potential impact of the proposed development of the adjacent Quantum Apartments and The Castings.

6.73 As explained in the report, an analysis of the adjacent Phoenix Building was not undertaken given that it forms part of the series of buildings of the wider masterplan, and future development on the site of Ferrous was always anticipated when Phoenix Building was consented and sold to future occupiers. As such, the daylight and sunlight currently received to Phoenix Building was never intended to be permanent and future occupants were made aware of this at the time of purchase. The report explains that, the Applicant discussed this with each of the purchasers of the apartments that face Ferrous, and the purchase price was reflective of the anticipated future daylight and sunlight amenity. On the one east-facing elevation of the Phoenix Building which looks onto Ferrous, the dual aspect rooms will continue to receive good levels of daylight, whilst the single aspect apartments will have their daylight reduced.

6.74 The assessment was undertaken using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)'. It should be noted that the BRE guidelines are precisely that, guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site. Importantly, the guide recommends a more contextual approach and setting alternative target values for city centres, urban environments and historic locations. This contextual approach has been supported in recent High Court planning appeal decisions

6.75 It is well established that the published targets within the BRE Guide are based on low rise, suburban development. The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land published on 29 November 2016, updated 01 October 2019, Paragraph 007 Reference ID: 66-007-20190722 states:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

- 6.76 This is a key point to consider in respect of the proposed development and its impact on surrounding properties, particularly as it is situated in Manchester City Centre. The Manchester Core Strategy 2012- 2027 sets out development principles for the city centre in Policy CC 6 (p60), which states the following:

"City Centre development will generally be high-density. It is a location where land should be used to its maximum efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City."

- 6.77 The area has a greater emerging density and an expectation for high rise, dense urban development than at the time the surrounding residential buildings were constructed. Since this time, both the HS2 SRF Update: Portugal Street East Masterplan (2017) and Manchester Piccadilly Strategic Regeneration Framework (2018) have been prepared, which has resulted in a number of tall buildings being erected in the locality. In order for the proposed development to relate better to the height and density of the emerging context, and to meet the expectations of Policy CC 6 and those frameworks, deviations on the published BRE targets are inevitable.

- 6.78 The report identifies that whilst Quantum Apartments will suffer a reduction in daylight and sunlight, the reductions to the apartments immediately opposite the proposed development will be the same as the reductions to the apartments immediately facing Phoenix Building when that was built out the impacts are commensurate with what is considered to be acceptable in the Portugal Street East area. The development site is currently underdeveloped and unusually open aspect given its city centre location. As such, any development that matches the scale of Phoenix Building will have a similar impact to that of the proposed development.

- 6.79 Notwithstanding the above, the windows in Quantum Apartments facing the proposed development will retain average VSC levels of 15.07% with the proposed development in place, which is considered acceptable for a city centre location. Whilst it is acknowledged that the site is not in London, it is in an inner-city urban environment. The Greater London Authority (GLA) representation hearing report D&P/3067/03 dated 18 November 2013 referred to the anticipated VSC daylight levels in apartments in city centres. The report is largely in agreement

with the guidance provided in the BRE Guide, but it goes further to state, “in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable”.

6.80 In terms of NSL, the design of Quantum Apartments is such that deep, single aspect room are located on the boundary overlooking the development site, which makes it difficult for daylight to penetrate into rooms and leads to low baseline levels. The report identifies that 35 of the 50 rooms which do not meet the BRE criteria are bedrooms, which are considered by the BRE as having a lesser requirement for daylight. There are therefore 15 living kitchen diners that do not meet the NSL daylight targets, which represents just 10% of all rooms assessed. This is a small proportion in context to the property as a whole and considered acceptable.

6.81 The Castings is currently under construction and there are no residents in occupation to experience any reductions in light. As such, it has a lower sensitivity to change. However, compliance levels against the BRE criteria are high given the city centre location and emerging height and density in the area.

6.82 Overall, considering the nature of impacts, aspirations for regeneration in the locality and flexibility with which the BRE guide is intended to be used, the overall impact on this property is considered moderate adverse, not significant and acceptable.

6.83 Overall, considering the nature of impacts, aspirations for regeneration in the locality and flexibility with which the BRE guide is intended to be used, the overall impact on these properties is considered negligible to moderate adverse, not significant and acceptable.

TELEVISION AND BROADBAND

6.84 A Television and Radio Impact Assessment and a Broadband Connectivity Assessment have been undertaken by GTech in support of the application.

6.85 The Television and Radio Impact Assessment concludes that the proposed development is not expected to have any adverse effect upon the reception of Freeview television services. It has been identified that there is potential for

disruption to the reception of digital satellite television services in highly localised areas to the immediate northwest of the Site, up to 113m from base of the proposed building. In this area (including the Quantum Apartments and John Smeaton Court) the building could obscure line-of-sight views of the southeastern skies, resulting in interference to received signals. If interference does occur, the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites would restore all services. If this is not possible (which is an unlikely outcome) the use of DTT receiving equipment would also offer any affected viewer an alternative source of digital television broadcasts.

- 6.86 The Broadband Connectivity Assessment concludes that the area already has very good download speeds (locally up to 100 megabits per second). Both BT Openreach and Virgin Media both have existing fibre infrastructure in place around the application site and both are equally well placed to enable a full fibre to the premises connection. It is recommended that the developer engage with a broadband infrastructure provider in order to establish the most optimal data infrastructure solution for the Proposed Development however, it is considered that BT Openreach offers the easiest connection due to the number of connection nodes adjacent to the application site.

ENERGY AND SUSTAINABILITY

- 6.87 An Energy Statement has been prepared by Jhpartners, alongside an Environmental Standards Statement has been prepared by Element Sustainability in support of the planning application.
- 6.88 As set out within the Energy Statement, a reduction of energy and CO2 emissions will primarily be afforded by virtue of 'Energy Efficient Design', with the building fabric enhanced to exceed the minimum requirements of the Building Regulations. In addition, all M&E services will comply with the minimum efficiency requirements stipulated in the Domestic and Non-Domestic Building Services Compliance Guides. Further details of the M&E services strategy can be found within the Energy Strategy.
- 6.89 Consideration to the use of Low or Zero Carbon (LZC) technologies has also been considered. The incorporation of these technologies is most effective within buildings with a highly energy efficient fabric after heat demand and loss have

been reduced to a minimum. Consideration for a range of LZC technology has been had and it has been determined that the most appropriate technology to be incorporated into the proposed development are, Photovoltaics (PV), it is therefore proposed to install a roof mounted PV System to provide an element of on-site electricity generation and to further reduce energy and CO₂ emissions.

- 6.90 The report concludes that energy and carbon reduction requirements imposed by Building Regulations (Part L 2013) and Planning Policy (Policy EN 6) will be met by 'Energy Efficient Design'. The resulting variance between Part L 2013 CO₂ emissions (TER) and predicted CO₂ emissions (BER / DER) equates to less 10.87%. Furthermore, due to the increasing number of national solar / wind farms and decreasing carbon intensity of grid supplied electricity, it is anticipated that the above predicted CO₂ emissions will reduce year on year over the lifetime of the development.

7. TALL BUILDING STATEMENT

- 7.1 The application proposes a 15 storey building, which in context of its surroundings could be identified as a tall buildings and therefore we have considered the development against policies and guidance specifically aimed at tall buildings. The most important of these is adopted Core Strategy Policy EN2 and also the most recent Historic England Advice Note 'Tall buildings – Advice Note 4' (December 2015).
- 7.2 The following sections consider the proposals against the structure of assessment set out in the Historic England document.

RELEVANT POLICY

CORE STRATEGY 2012 - 2027

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

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

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

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

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

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

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

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

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

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

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

The Guide to Development in Manchester SPD

- 7.6 The SPD sets out that building height should be carefully considered. It is important that new developments are of an appropriate height having regard to location,

character of the area and specific site circumstances and local effects, such as microclimate.

7.7 It continues, identifying that:

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

APPLICATION REQUIREMENTS

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

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

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

- Topography;
- Character of Place;
- Heritage assets and their settings;

- Height and scale of development (immediate, intermediate and town-or city wide);
- Urban Grain and streetscape;
- Open spaces;
- Rivers and waterways;
- Important views including prospects and panoramas; and
- The impact on the skyline.

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

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

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

7.12 Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.

- 7.13 The submitted application documents address the above requirements, notably the D&AS Statement and Heritage Assessment. Together, these documents demonstrate how the proposals satisfy the assessment criteria for tall buildings, as required by the Guidance; a summary response is provided in the next sub-section.

RESPONSE TO ASSESSMENT CRITERIA

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

ASSESSMENT OF CONTEXT

- 7.15 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 7.16 The project team in developing the scheme proposals, have taken account of the physical attributes of the Site and its surroundings (including topography); neighbouring uses and character; heritage assets; scale and form; urban grain; accessibility, and other statutory designations of relevance.
- 7.17 The site is located on the eastern side of Manchester City Centre, an area that is currently a focus for regeneration, and is undergoing and will continue to undergo transformational change.
- 7.18 Building heights within the immediate vicinity of the Site range from 6-25 storeys. The redevelopment of the Portugal Street East SRF area will in time see the delivery of buildings of around 30 storeys. Development of this scale seeks to capitalise on the location's sustainability and make a strong, confident statement as a gateway to the city centre when approaching from the east in to Piccadilly Central.
- 7.19 The D&AS describes how the scale, mass and form of the Proposed Development has been designed to present a respectful response to its context. Key features of the design which demonstrate its responsiveness include:

- The northern facade is split into thirds, allowing the building to step back from Chapeltown Street, while maintaining its response to the defining axis and alignment.
- The stepped facade allows for increased separation to Quantum opposite, while opening up views into the new pocket park to the west.
- The scale and grain of the building is related to its emerging immediate context.

HERITAGE ASSESSMENT

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

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

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

7.21 In order to appreciate the effect, the proposals will have on the surrounding historic context, including nearby Listed Buildings and wider Conservation Areas, a Heritage Statement has been prepared by Graeme Ives Heritage.

7.22 The application site is not located in a Conservation Area and there are no World Heritage Sites or Scheduled Monuments within its immediate vicinity. The site does not contain any designated or non-designated buildings however, is located within close proximity to the Grade II listed Crusader works.

- 7.23 The report identifies that any impact caused by the proposed development would be indirect, relating to change within the settings of the heritage assets and the potential for that change to affect their significance or the opportunity to appreciate that significance. However, given the phase of change within the associated townscape, the setting makes little, if any, contribution to the significance of the adjacent Crusader Works; whilst making a specific contribution to the significance of the other heritage assets, for example, the juxtaposition of Vulcan Works to the Cooperative Warehouse makes a positive contribution to the significance of both buildings, while the cluster of canal related structures, including the locks and lock keeper's cottage, clearly has a close association and group value with the Ashton Canal.
- 7.24 Therefore, the application site is considered to make a neutral contribution to the significance of the relevant heritage assets.
- 7.25 In its current context, the cleared condition of the site contributes to the weak and fragmented townscape between Piccadilly Station and Great Ancoats Street. The extent of the proposed change within the settings of the identified heritage assets would range from negligible to modest. However, given the contribution of setting to their significance the impact of that change would not be harmful. The proposed development would therefore preserve the significance of the heritage assets.
- 7.26 The report concludes that the proposed development would 'preserve' the special interest of the relevant listed buildings in accordance with the 'statutory duty' of S.66 the Planning (Listed Buildings and Conservation Areas) Act 1990. While the proposed change in setting would also preserve the settings of the designated and non-designated heritage assets in accordance with the relevant national and local planning policies.

TOWNSCAPE ASSESSMENT

- 7.27 A full Townscape and Visual Impact Assessment (TVIA) has been prepared by Influence, in support of the application. The TVIA assesses the likely townscape and visual impacts of the proposals upon the application site and surrounding area. Due to the location of the proposals within the urban grain a Zone of Theoretical Visibility (ZTV) was not run, instead an initial site visit was carried out

and the collated views were then discussed with, and approved by, planning officers at Manchester City Council.

Townscape Character Assessment

- 7.28 The townscape character assessment acknowledges that the existing townscape is a 'mix' of the old and the new, located side by side, with the proposed development located on a formally developed site which has been cleared and now lies redundant. The character of the urban grain in this location is fragmented and lacks cohesion; travelling further east the buildings become lower key, smaller in scale and eventually suburban. Other locations in the area, which have been, and are being, developed are more sensitive due to heritage assets and public routes.
- 7.29 The report concludes that in terms of townscape character, the application site is an appropriate and suitable site for development in the townscape due to its character as 'left over' land from previous clearance. The taller buildings are clustered in the location; however, it will be significantly smaller than the Oxygen building at 31 storeys, the Castings and Victoria House which sit at 25 storeys, Olympian which reaches 29 storeys and the forthcoming approvals. Focussing taller units in this location allows the wharf side and canal edges to be developed at a more human scale. The proposals are an opportunity to contribute to the townscape in this location with no detriment to the character.

Visual Appraisal

- 7.30 The visual appraisal has assessed the impact on the baseline experience for the potentially sensitive receptors and the potential effects on their visual amenity. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this the change to the overall visual amenity of the study area, as brought about by the proposed development.
- 7.31 A total of 10 viewpoints were agreed with Manchester City Council. In summary, the views included:

- Views of Great Ancoats Street;
- Views of Chapeltown Street;
- Views from Cotton Field Wharf; and
- Views from the Ashton and Rochdale Canals and adjacent green space.

7.32 The potentials impact on the sensitive visual receptors has been assessed and are summarised below:

User of Great Ancoats Street to the North

7.33 It is identified that the users of Great Ancoats Street to the North have a low sensitivity to the proposals (Viewpoints INF VP08 & RBMP VP08).

7.34 The wireframes show that the proposals will appear as a new building but nestled behind the dominant Oxygen towers and aligned with the building heights in close proximity. The new Phoenix building is already visible, and the introduction of the proposals will not alter the experience for the viewer in this location.

7.35 These receptors will therefore receive a negligible level of effect on their visual amenity as a result of the proposed development.

User of Great Ancoats Street Opposite the Site

7.36 The report sets out that the users of Great Ancoats Street opposite the Site have a low sensitivity to the proposals (Viewpoints INF VP11 & RBMP VP11).

7.37 The wireframe shows the introduction of a new building in the centre of the view. It is not a dominating building and not dissimilar to the Phoenix building visible in the baseline view. The proposals are taller but due to the nature of the Site, are slim. The viewer largely experiences the same view albeit with a taller building slightly closer in the view. Given the viewer is experiencing the development of 1 Adair Street and other demolition and construction sites in the vicinity, this will likely have very little impact upon their visual amenity. No views are restricted or compromised by the proposal.

- 7.38 Therefore, the receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

User of Great Ancoats Street to the South

- 7.39 It is identified that the users of Great Ancoats Street to the south have a low sensitivity to the proposals (Viewpoints INF VP09 and RBMP VP09).
- 7.40 The wireline show that the proposals will appear as an additional building in the cluster of taller buildings in this location. 1 Adair Street and the Oxygen building bookend this section of the street and the proposals will appear at the same height and scale as the residential units on the north of Chapeltown Street. These receptors are already experiencing an active road frontage where the buildings come up to the pavement edge. This section of Great Ancoats Street is more open, but the proposal does not affect or change that experience.
- 7.41 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

Users of Chapeltown Street to the West

- 7.42 It is identified that the users of Chapeltown Street to the West have a low to medium sensitivity to the proposals (Viewpoints NF VP01 & RBMP VP 01).
- 7.43 The wireframe shows that the proposals appear as a very small addition on the eastern end of Chapeltown Street. The Phoenix building already appears as a modern, taller addition to the street frontage. Due to the materials and the staggered height increase (when combined with the existing buildings) there will very little perception of change for those receptors at the mid and western end of the street. For those residents of the units directly to the north of the application site, their direct view will change from scrubland to built form. However, their wider view contains these elements already and the trajectory of the street follows this townscape. It is acknowledged that they experience a more direct change in their view but not to the overall detriment of their visual amenity. Other developments with approved permissions are to be brought forward to the south of these receptors and therefore the visual character of this area has already changed and the views to the south closed down.

- 7.44 It is therefore considered that these receptors will receive a medium level of effect on their visual amenity as a result of the proposed development.

Users of the Cheshire Ring Canal Walk and the Ashton and Rochdale Canal

- 7.45 The report sets out that the users of the Cheshire Ring Canal Walk and the Ashton and Rochdale Canal have a medium sensitivity to the proposals (Viewpoints INF VP 04 & 06).
- 7.46 The users of the canal already experience taller buildings in the line of the view when looking east and the wirelines show that the proposals will introduce an additional element but behind the existing built form. The existing buildings already dictate the character of the canal side and document the change in the building typology. The proposals will not compromise the experience for the receptor, this route specifically follows canal towpaths through urban areas and tracks the changes which have occurred.
- 7.47 The Lock Keepers Cottage is located within the heart of redevelopment and the wireframes show that the experience of this part of the canal, where the receptors are in closer proximity to more visible assets and information about the past, will not be changed.
- 7.48 Therefore, the receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

Users of the Green Space adjacent to the Canal and the Metro Link

- 7.49 It is identified that the users of the Green Space adjacent to the Canal and the Metro Link have a medium sensitivity to the proposals (Viewpoint INF VP03).
- 7.50 The baseline views looking west highlight the mix of size, scale and type of built form in these views. There is a lack of cohesion and the changes over time from the late 1800s is evident. The wireframe and render show that the proposals do not appear taller than the surrounding buildings and do not restrict any views to the heart of the city. It is established that there are some incidental views of other buildings in Manchester, and this remains with the proposals in place. The

proposals do not compromise the experience or the visual amenity of the users in this location, it will simply appear as a new building to be read in the view.

- 7.51 It is therefore considered that the receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

View from Cotton Field Wharf Marina

- 7.52 The report sets out that views from the Cotton Fields Wharf Marina will have a medium to low sensitivity to the proposals (Viewpoint INF VP07).
- 7.53 In the representative view the proposal are located behind the Oxygen tower complex and therefore there is no change, however as the receptors move along the wharf side, the proposal will filter into and out of the view. The area is subject to wholesale redevelopment which continues in the southern areas and in the disused carpark to the west. There are a number of larger buildings which have been erected in the wharf itself – the units on Keepers Quay standing at nine storeys. The focus for the receptor is on their immediate surroundings including the wharf and canal side and the newly developed Cotton Field Park. It is considered that it is an inward-looking environment and functions within its own setting, that said the visitors and residents understand their location on the edge of the city.
- 7.54 It is therefore considered that the receptor will receive a negligible level of effect on their visual amenity as a result of the proposed development.

Views from Store Street and the Area to the East

- 7.55 It is identified that the views from Store Street and the Area to the east are residential and road users and have a low sensitivity to the proposals given the townscape environment they are within (Viewpoints INF VP10 & RBMP VP10).
- 7.56 Due to the dense grid pattern of buildings and the change in topography views of the proposal will be restricted and where visible will not be noticeable as change or having an impact.

Potential Construction Impacts and Potential Cumulative impact

7.57 The surrounding area is subject to a large number of future developments. The townscape is regenerating and there are sites under construction across Ancoats, Cotton Field Wharf, Islington Wharf and Piccadilly south and east. This is positive regeneration of the area and although it has an impact on the townscape and visual receptors in the area, it is a part of the process to rejuvenate and reinvent this part of Manchester. The residents of and visitors to the area are already experiencing ongoing construction works of which this is a small component. There will be the obvious impacts from the construction vehicle movements, the redirection of highway footpaths, the potential temporary road closures and the noise from construction, most acutely on those residents in close proximity to the site. However when considered within the wider context outlined above the level of impact is judged to be low.

7.58 With regards to cumulative impacts, 3 consented schemes have been considered, these include:

- Forshaw Victoria House 12200-FO-2018
- Packaged Living Castings 127317-FO-2020
- Olympian Portugal Street East 127317-FO-2020

7.59 It is considered that these applications, along with the Oxygen Tower scheme, will dominate the skyline and the townscape of this area once complete. In scale, height and form they are more impactful than the development proposals. The Ferrous scheme is less significant due to its height but also the location on the eastern end of two recent development schemes – the Phoenix Apartments and the conversion of the Crusader Works. It is a continuation and completes the development of this parcel of land.

RELATIONSHIP TO TRANSPORT INFRASTRUCTURE

7.60 Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent. The relationship to transport infrastructure, aviation constraints, and, in particular, the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, should be considered where appropriate.

- 7.61 This section of the report should be read in conjunction with the Transport Statement, prepared by SK Transport, which fully considers the transport implication of the proposals.
- 7.62 The Transport Statement identifies that the development is compliant with policy as it will promote the use of sustainable modes of travel. It has been demonstrated that the development has very good accessibility for those travelling by foot and bicycle, and is served by excellent existing bus, rail and Metrolink Services.
- 7.63 The Transport Statement considers the transport and highway implications of the proposed development in relation to the following:
- Public transport accessibility;
 - Access and provision for pedestrians and pedal cyclists; and,
 - Implications on vehicular movement
- 7.64 Located within Manchester City Centre, there are numerous amenities and services a short walk from the site. The site, identified as Level 8 within the Greater Manchester Accessibility Levels (GMAL), is highly accessible and well connected to key destinations Within the City Centre. The site is located within an areas served by a comprehensive network of pedestrian routes, typical of its city centre location. Access can be gained to Route 66 of the National Cycle Network and the cycle route along the Ashton Canal (Route 86). The nearest bus stops to the site are located on London Street, Great Ancoats Street and Piccadilly Approach, all of which are within a five-minute walk from the site. Access to key bus interchange points, such as Piccadilly Gardens bus station, can also be gained in a short walk (less than 10 minutes) of the site.
- 7.65 The proposal is car-free, other than the proposed disabled parking on Chapeltown Street. The existing Pay & Display Controls in the area will assist in promoting the site as car-free, reducing the practicability of a resident storing a car on street. The limit on parking, coupled with the fact that most residents in the city centre live without a car will naturally limit traffic generated by the site during the peak hours. It is therefore forecast that the proposal will not alter existing or impact on highway operation and will not have unacceptable effects on road safety

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

ARCHITECTURAL QUALITY

- 7.67 The architectural quality of the building includes its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views.

- 7.68 The sites' location in context of the City Centre, its position within the strategically important Manchester Piccadilly SRF and the future aspirations for the area requires a carefully considered design approach. These considerations have been a key driver of the development as presented and the architectural designs are outlined fully within the D&AS, and are achieved through:

- The layout, massing and height provides edges to the urban plot. The building footprint maintains the defining axis and alignment of Chapeltown Street.
- The building has been designed to be context specific. It ensures that key views are maintained and enhanced through the setting back of the upper floors

- 7.69 The proposed building will be located on an area of Brownfield land that has been vacant for a number of years and detracts from the version for the area as a gateway into Piccadilly Central.

- 7.70 In terms of scale, the proposed development positively contributes to the emerging cluster of taller buildings which support the aspirations of the Manchester Piccadilly SRF which seeks a dense, residential led neighbourhood.

- 7.71 The development makes a bold architectural statement which creates the third phase of Capital & Centric's development along Chapeltown Street in an area of the city centre which is being reimaged and its role redefined. It capitalises

on the site's prominent gateway location and compliments the existing and proposed development within the surrounding area.

SUSTAINABLE DESIGN AND CONSTRUCTION

7.72 The Proposed Development sets high design standards, which are set out within the Design & Access Statement and the Energy and Environmental Standards Statement (EES) which accompanies this planning application.

7.73 The ESS outlines that the sustainability headlines include:

- The development will be designed and specified in accordance with the principles of the energy hierarchy and will achieve the following:
 - A Building Emission Rate improvement of at least 12% over Part L2A will be secured for the non-domestic units; and,
 - The building specification is expected to achieve at least a 10% betterment in dwelling emissions over Building Regulation Part L1A (2013) for the apartments.
- The proposals include for an array of PV panels thus, further reducing the energy loads and therefore carbon emissions arising from the occupied development.
- Water consumption of the development will be minimised.
- The proposals will include soft landscaping to provide an enhancement to both the ecological and aesthetic value of the site to secure a biodiversity net-gain.
- The site is located in a highly sustainable location with basic facilities all within easy walking and/or cycling distance of the site therefore, reliance upon traditional methods of transport such as the car will be reduced.
- Confirms that the development is in a highly sustainable location on a brownfield site.

CREDIBILITY OF THE DESIGN

- 7.74 "The credibility of the design, both technically and financially. Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building." (Paragraph 4.1.7)
- 7.75 The applicant is experienced in delivering high quality developments through the development process and through commissioning BDP has engaged an experienced architectural practice, supported by technical experts in various fields, as outlined below.
- 7.76 The application proposals have been prepared by a client and vastly experienced design team familiar with the issues associated with developing high quality buildings, in city centre locations and with a track record and capability to deliver a project of exceptional quality. The design team is as follows:

Architect	BDP
Planning	Zerum
Landscape Design	Re-form
Heritage	Graeme Ives Heritage Planning
Landscape Visual Impact	Influence
Air Quality	Redmore
Noise and Vibration	Hepworth
Ground Investigation	WML
Archaeology	ARS
Ecology	Racheal Hacking Ecology
Daylight/Sunlight	GIA
TV Reception/ Broadband Connectivity	GTech
Energy	JHP
Sustainability	Element Sustainability
Fire Safety	Design Fire Consultants
Flood Risk/SuDS/ Drainage Strategy	WML
Highways	SK Transport

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

CONTRIBUTION TO PUBLIC SPACE AND FACILITIES

- 7.78 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.
- 7.79 The Proposed Development achieves this objective through:
- Proposed enhancements to the public realm through the creation of new pocket parks.
 - Active ground floor uses which provide an active frontages onto Chapeltown Street and the new public realm.
- 7.80 In line with the ambitions of the SRF, the proposed landscaping is focused around two pocket parks, created to provide open green spaces for the residents and public. Located to the east and west of the proposed building, the parks provide a range of leisure opportunities. Seating will be provided to allow local residents an opportunity to sit and enjoy the space, whilst soft landscaping will be utilised to enhance the natural feel of the area. The eastern pocket park will also include a multi-purpose events pavilion, providing a space for foodie residencies and one-off events, creating a place on the doorstep to serve summer parties and relaxed Sunday afternoon meet-ups. To the east, the proposed commercial unit, which is to be a Café-bar, will also utilise the public realm with the provision of outdoor seating.
- 7.81 A linear and fractured approach to the site's green components aims to establish a connection between the building and external spaces, whilst also creating a layering affect, that filters views through the spaces. The proposed landscaping will create a coherent public realm environment that forms a strong relationship with the new building, as well as establishing a newly defined sense of place and legibility across the site.
- 7.82 The overall quality of the design is exceptionally high and the resultant built environment created will be a significant improvement on the existing situation. The scheme design reflects and capitalises on its prominent location within the context of the surrounding area, contributing to the public realm in the wider area.

CONSIDERATION OF THE IMPACT ON THE LOCAL ENVIRONMENT

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

Wind

- 7.84 As the height of the proposed development is not significantly taller than its surrounds, it is not expected that there would be any fundamental issues related to its impact on wind microclimate.
- 7.85 The dominant wind direction in Manchester is from the south, with a second dominant angle from the west. Whilst the site is currently relatively exposed to the south, the orientation of the building is such that any risk of downwash should be reduced, and the proposed Portugal Street East and Heyrod Street developments would be expected to also provide shelter from this direction in the future. From the west, the existing buildings around the site already provide significant shelter for the second dominant wind angle.
- 7.86 Overall, it is not expected that the proposed development would cause any significant adverse wind effects at ground level.

Daylight, Sunlight and overshadowing

- 7.87 A Daylight/ Sunlight Assessment has been prepared by GIA. Overall, considering the nature of impacts, aspirations for regeneration in the locality and flexibility with which the BRE guide is intended to be used, the overall impact on the identified properties is considered negligible to moderate adverse, not significant and acceptable.

Air Quality

- 7.88 An Air Quality Assessment has been prepared by Redmore. The report concludes that during the **construction phase** of development there is potential for air quality impacts as a result of fugitive dust emissions from the site however, assuming good practice dust control measures are implemented, the residual significance of

potential air quality impacts from dust generated by earthworks, construction and trackout activities is predicated to be not significant.

7.89 Dispersion modelling has also been undertaken using ADMS-Roads in order to predict concentrations as a result of emissions from the local highway network. The results of the dispersion modelling assessment indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant AQOs and AQTV across the development. The site is therefore considered suitable for the proposed use from an air quality perspective.

7.90 Consideration has also been had for the potential impacts during the **operation phase** of the proposed development, notably due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Given the proposed development is to be car-free, it is anticipated there will be a limited number of vehicle trips associated with the proposed development, therefore the impact is predicted to be not significant.

Noise and Vibration

7.91 A Noise and Vibration Assessment has been prepared by Hepworth. The report identifies that the measured noise levels of trams passing the site were in the range of 77-79 dB(A) at ground floor level and 74-76dB(A) at first floor level. In order to achieve recommended noise levels inside the dwellings some noise mitigation measures will be necessary.

7.92 The mitigation measures include:

- Sound insulation of dwellings through higher specification glazing for proposed windows, notably within the bedrooms and living rooms located on the southern and eastern elevations.
- Noise design limits for mechanical services plant.

7.93 Consideration was also had for the vibration impact of the passing trams. The assessment determined that the measurements obtained for day and night were well below the thresholds identified within BS6472 and therefore, no special

vibration isolation measures are required as part of the proposed development and there is no need to consider vibration impact any further

TV and Radio

7.94 A Television and Radio Reception Impact Assessment and Broadband Connectivity Assessment has been prepared by GTech.

7.95 Overall, the Television and Radio Reception Assessment concludes that the Proposed Development may cause minor short-term interference to digital satellite television reception in localised areas around the Site, but mitigation solutions exist that will quickly restore the reception of affected television services, leaving no long-term adverse effects for any viewer.

7.96 The Broadband Connectivity Assessment concludes that the area already has very good download speeds (locally up to 100 megabits per second). Both BT Openreach and Virgin Media both have existing fibre infrastructure in place around the application site and both are equally well placed to enable a full fibre to the premises connection. It is recommended that the developer engage with a broadband infrastructure provider in order to establish the most optimal data infrastructure solution for the Proposed Development however, it is considered that BT Openreach offers the easiest connection due to the number of connection nodes adjacent to the application site.

PROVISION OF A WELL- DESIGNED INCLUSIVE ENVIRONMENT

7.97 This criterion requires an assessment of environmental factors such as: microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.

7.98 Assessments have been undertaken in respect of ecology, TV reception, sunlight/daylight, noise and vibration, air quality, tv reception, to establish the impact which the proposed development will have. These individual reports are submitted in support of the planning application. These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation.

- 7.99 Inevitably there will be some minor adverse effects, but these are commonplace in any major redevelopment proposal in a dense urban setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme, which includes, the construction of a high-quality development that will enhance the area.

CONSIDERATION OF TALL BUILDING PROPOSALS

- 7.100 The Guidance advises that it is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction. In the case of the proposals, the quality of the design will be continued into construction. Further, the applicant will be building the development and the intention is that the ownership interest will be retained by the applicant. As such, the applicant's priority is to ensure that the aspirational vision for the area, set out in the Manchester Piccadilly SRF, is brought forward through genuine high-quality development.
- 7.101 The proposals positively contribute and support the aims of the Core Strategy policy on Tall buildings by:
- Providing a building of exceptional design quality, which is appropriately located within the city centre;
 - Utilising a site that has excellent accessibility to a range of public transport modes, including bus, rail and Metrolink;
 - Incorporating sustainability measures as set out in the supporting Environmental Standards Statement and Energy Strategy; and
 - Providing environmental improvements to the townscape along Chapeltown Street, creating new public realm to provide an active frontage and enhancing and enlivening the street scene.
- 7.102 Overall, the Proposed Development would deliver a high quality addition to the City and achieves full compliance with respect to the LPAs policies for the development of tall buildings.

8. SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement has been prepared on behalf of Capital and Centric in support of a planning application for the erection of a 15 storey residential building with ground floor commercial uses on land adjacent to Chapeltown Street, Manchester.
- 8.2 The application has been considered against the policies of the current development plan and national government guidance. It has been illustrated that the proposal conforms to the criteria set out within these policies and the principles of the Manchester Piccadilly SRF, and that the principle of development is acceptable. This report clearly demonstrates that the proposed development has policy support and aligns with national policy.

SOCIO-ECONOMIC

- 8.3 The Proposed Development will generate various socio-economic benefits, including
- The provision of jobs during the construction phase.
 - The provision of a 15-storey modern apartment block adding to the diversity to the housing stock and offer an increased variety of types of accommodation for residents providing a broad cross-section of population. This will in turn support the Manchester economy.
 - The Proposed Development includes two retail units and a multi purpose events pavilion totalling 192 m² of floorspace. A further small number of positions will be supported in relation to the operation of the building. This is likely to include manager, concierge, caretaker and cleaner positions over full and part time posts.

MEETING HOUSING NEED

- 8.4 The Proposed Development will deliver high-quality, high density residential development within Manchester City Centre. There is a significant identified housing need within Greater Manchester and specifically Manchester City Centre. The Core Strategy and emerging Places for Everyone identify that this

identified housing need for Manchester City Centre is to be delivered primarily through apartment development.

- 8.5 The Proposed Development will positively contribute to the delivery of residential accommodation which meets this identified housing need.

PUBLIC OPEN SPACE

- 8.6 The Proposed Development contains proposals for high quality public realm and private amenity space for residents, through a private roof terrace. These are of benefit to both the proposed residents and the surrounding area respectively.
- 8.7 The Proposed Development will provide a significant contribution towards the delivery of public realm improvements within the wider Manchester Piccadilly SRF area.

SUMMARY

- 8.8 This section has identified a number of benefits associated with the Proposed Development. It will make a notable contribution to the planned regeneration of this important area of the city centre, generates jobs and help to meet housing need. These benefits weigh significantly in favour of the development.
- 8.9 The proposal will bring forward the following benefits:
- The delivery of 107 high quality dwellings in a pleasant development, sustainable location.
 - Brings back into active use a derelict brownfield site.
 - Contributes to urban regeneration within the area.
 - The provision of high quality public realm and pocket parks, in line with the aspirations of the Manchester Piccadilly SRF.
- 8.10 The principle of residential development is entirely in accordance with the site's location.

- 8.11 The NPPF makes it clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles. The scheme has been designed to a very high standard, makes use of brownfield land and is in a sustainable location.
- 8.12 This report clearly demonstrates that the proposed development has the support of local policy and is aligned with national policy. The principle of development is acceptable.