

Plot F, Great Jackson Street Response to the Manchester Green and Blue Infrastructure Strategy October 2021

This table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Proposed Development incorporates a large amount of high quality public realm, of c. 0.59 hectares, that will serve future and existing residents and future residents within the Great Jackson Street Development Framework (GJS Framework) area, surrounding existing communities in Castlefield and Hulme, as well as visitors. The scale of investment in the public realm is considerable and comparable to Hardman Square in Spinningfields, which comprises 0.34ha of public realm. The design of the Proposed Development has advanced from that outlined in the GJS Framework two taller buildings are now proposed instead of the three buildings outlined in the GJS Framework. The principal reason for this is to enable the provision of a larger amount of public realm and to create a key public realm space in the heart of the GJS Framework area and between the proposed Plot F buildings. The intention for this was to also improve the pedestrian and cyclist linkages through the Framework area from the adjacent communities, in particular linking to proposals for Plot G and through from the Hulme pedestrian bridge. This provides improved pedestrian and cyclist links to the existing area of green infrastructure at Hulme Park. The proposed public realm also links with the large waterside public realm which has now completed at Deansgate Square. Ultimately, the Proposed Development provides a key pedestrian route through the Framework area that connects these three key public spaces. The proposed enhancement to pedestrian permeability will create greater connectivity and linkages to Castlefield, Hulme, First Street and Deansgate.

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	The public realm comprises areas of hard and soft landscaping, including green space and trees and street furniture, which will act to provide a very green landscape. Informal pathways lead users through the space where people are encouraged to stop and play and take in the surrounding architecture. Naturalistic style planting with tree groves and swathes of grasses and herbaceous planting will help to create seasonal interest within the public realm.
Objectives established to enable the vision to be achieved:	Response
1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	✓ The development includes a significant amount of new public realm which will improve the quality of the green and blue infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre and adjoining neighbourhoods including Hulme. ✓ A number of landscaping and public realm measures incorporated into the proposals will enhance the ecological value of the Site, including: ○ Shrub planting provision designed to enhance the ecological and aesthetic value of the Site; and ○ Tree planting, including street trees. In total 67 new trees will be provided on the Site, which represents a replacement ratio of 11:1 , far beyond the 3:1 ratio recommended by MCC and representing a biodiversity net gain that will contribute to the City's green infrastructure; ○ Tree planting incorporates below ground cellular systems contributing to SUDS and has the benefit of improved long term growth and quicker establishment. ○ Trees help with shading and cooling, absorbing pollutants and support biodiversity. ○ Open landscaping, which will allow light and natural surveillance through the Site and surrounding spaces.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	✓ The design evolution of the GJS Framework masterplan in 2018 principally relates to creation of an enhanced format of high-density development, which will enable the provision of a higher level of public realm and will improve the quality of the residential environment. The GJS Framework recognises the opportunity to provide a series of public spaces and landscape routes that connect and interact with the River Medlock and Manchester's wider green and blue infrastructure network.

	✓ The creation of a significant amount of public realm on the Site will provide a green open space for new residents and existing communities in Hulme, Castlefield, First Street and the wider City Centre. ✓ This new public realm will improve linkages through the GJS Framework area and will link to the public realm delivered at Deansgate Square. It will also link through to Hulme Park, as well as to the wider public spaces across the City Centre. ✓ The site will attenuate its own surface water to slow discharge into main sewer system. Collecting water at source, slowing surface run off and will be reused where possible as part of the wider irrigation system for planting areas.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	✓ The large amount of public realm connects and interacts with the River Medlock and Manchester's wider green and blue infrastructure network. In particular, the new public realm will link up with the large waterside public realm delivered at Deansgate Square and the extensive public realm at First Street, and Hulme Park.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.	✓ The provision of a significant amount of public realm on-site within a central location in the GJS Framework area will promote a wider understanding and awareness of the benefits from such infrastructure. ✓ The redevelopment of the currently underutilised Site will support the creation of a new residential-led neighbourhood. The addition of the new public realm will be accessible to future and existing residents within the GJS Framework area, nearby residential neighbourhoods and the wider City. The Proposed Development will provide additional green open space for local communities to come together, interact and play, thus improving community cohesion. ✓ By enhancing the green and blue infrastructure on-site and within the GJS Framework area and improving the quality of pedestrian and cycling routes to other areas of open space in the City, local communities will benefit from activated streets, thereby enhancing the vitality of the local area. ✓ The inclusion of public realm may increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. In particular, the Proposed Development and associated public realm has been designed to activate Pond Street and Owen Street as well as Great Jackson Street. ✓ Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of

	travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.
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Real Estate

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