

39 DEANS_GATE, MANCHESTER

SUMMARY OF PUBLIC BENEFITS STATEMENT (AUGUST 2021)

This Summary of Public Benefits Statement has been prepared by CBRE on behalf of Kames Property Income Fund ('the Applicant') to demonstrate the public benefits associated with the scheme.

Historic England Response

In its written responses to the previous application (ref. 126328/FO/2020), HE confirmed that it had no objection to the demolition of the existing building and generally agreed with the findings of the Heritage Statement, prepared by Stephen Levrant Heritage Architecture, in terms of the heritage impact. It was HE's view that the potential harmful impact of the proposals is to the spatial character of St Ann's Square and its group of listed town houses and it agrees that the impact is a moderate adverse impact and that the impact is mostly towards the north end of the square. HE considered this level of harm to be less than substantial as defined in the National Planning Policy Framework (NPPF).

The following NPPF paragraphs were highlighted as being of specific relevance (2019 guidance referenced):

- Paragraph 193 which states *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*;
- Paragraph 194 continues that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*; and
- Paragraph 196 that advises *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Public Benefits

The accompanying Heritage Statement, including Visual Impact Assessment, prepared by Stephen Levrant Heritage Architecture, together with the Heritage Addendum prepared by Montagu Evans and Planning and Tall Building Statement prepared by CBRE demonstrate that any potential adverse heritage impacts associated with the proposals would be clearly outweighed by the public benefits of the scheme.

In summary, the public benefits to be derived from the scheme are as follows:

- **Meeting an Identified Need for High Quality Office Space** – As detailed in the office view attached the Planning and Tall Building Statement there are strong market indicators supporting future demand for Grade A office space within Manchester but less so for poor quality tertiary space as is currently provided at 39 Deansgate. Aligned with this there is also strong Council policy support for increasing the supply of Grade A office space in the city centre and for generating the associated

benefits this brings in terms of jobs growth and recovery from the Covid-19 pandemic. The proposals will create an 18,283sqm (196,797sqft) landmark new office building that will meet an identified need for high quality space within core City Centre locations. The proposals will boost the office supply pipeline post 2024 and attract occupiers from key sectors for Manchester including software developers, fintech, banking, media and leisure;

- **Catalysing Transformational Change and Achieving Regeneration Ambitions** -The delivery of the proposals contribute to realising the Council's ambition for the Ramada Complex SRF area and catalyse transformational change at the north end of Deansgate. The proposals have been designed in accordance with the principles contained in the SRF and reinforce the importance of this key gateway corner in the City Centre;
- **Construction Benefits** - The proposals will generate 387 full time construction job years which would be equivalent to 155 FTE construction jobs over the 30-month construction duration. The construction works are estimated to make a GVA contribution of £30m to the local economy;
- **Local Supply Chain and Indirect Benefits** - In addition to the above, the proposed development will generate significant benefits in the supply chain including the creation of 878 indirect or induced jobs during the construction phase and a GVA contribution of £55.3m. The project will prioritise local suppliers and where possible those who procure raw materials from local sources. Through this, the scheme will contribute to the expansion of the regional economy rooted in sustainable practices, products, and services;
- **Generation of Direct Operational Employment** - Based on the standard employment densities, the proposed development will create an estimated 1,116 FTE operational jobs broken down as follows:
 - Office – 1,089 FTE jobs
 - Commercial - 27 FTE job

Annually, this will generate £36.2m in total wages and £7.5m in national insurance and income tax;

- **Business Rate Contributions** – Based on the proposed development's non-residential floorspace and the potential rental rates, the gross business rates contribution to the Council would be approximately £8.5m over a 10 year period;
- **Sectors and Skills Base** - The proposed development would attract key occupiers in the Fintech, Software, Banking, Media and Leisure sectors, retaining and attracting new skilled professionals to work/ live in the City;
- **Local Labour Agreement** - The Applicant is committed to working with the Work and Skills Team at MCC in order to ensure that employment opportunities resulting from this development are made available to Manchester residents during the construction phase through the existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying;
- **Place Making** - The proposed development will establish a strong sense of place, enhancing the quality and permeability of the streetscape and the architectural fabric of the city centre. The scheme will improve the legibility of this prominent corner in the City Centre and create a sense of place, rebalancing the northern end of Deansgate together with the proposals at the Renaissance

Hotel. Have taken a contextual approach, the proposals will positively respond to the architectural rhythms of the adjacent Grade II* listed Barton Arcade and reinstating the historic build line.

- **Resource Efficiency** - A 'Be Lean, Be Clean, Be Green' design hierarchy has been adopted during the design development to minimise energy demand and associated CO2 emissions. This is achieved through the adoption of passive measures including enhanced building fabric; air tightness and thermal bridging. The proposals have been designed to achieve BREEAM 'Excellent' standards aligning with higher occupier Environmental, Social, Governance (ESG) targets;
- **Sustainable Travel** - The Site is situated in a highly sustainable location and is accessible via a range of transport modes including walking, cycling, bus, metrolink and train. The proposals will be 'car free', removing the existing car parking provision on Site, and will maximise opportunities for occupiers to cycle by providing 96 no. secure cycle spaces within the basement. To further encourage occupiers to run and cycle to work the basement will incorporate a cycle maintenance area; self-contained shower and changing cubicles, with vanity area; heated drying area for equipment; lockers for personal storage; accessible WC and shower; and direct access to the main reception lobby via the main core, offering a 'cycle in / cycle out' facility;
- **Biodiversity** - A blue/ green roof is proposed which will provide a 'stepping stone' for biodiversity, targeting species reasonably possible to benefit. ;
- **Design and Architectural Quality** -The proposed development will redevelop an underutilised brownfield site and create a new, distinctive high-quality landmark building which will positively define the key junction, address the corner, aid legibility, and conform with the aspirations set out within Ramada Complex SRF.

The proposals have been designed to make maximum efficient use of a prominent brownfield site, to secure the highest quality design and materiality, and to generate the widest possible range of public benefits.

Consequently, the proposed Development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF.

In summary, the proposed development will generate a series of significant economic, social and environmental benefits and will contribute to realising the Council's ambitions for this important gateway Site in the City Centre.