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Planning, Development & Heritage Consultants

Brunswick Living Ltd

Brunswick Street, Ardwick

Planning Statement

29 July 2021

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Job Number: 16.1056

Project: Brunswick Street, Ardwick

Client: Brunswick Living Ltd

File Name: 2021 Planning Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

Context

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of the applicant, Brunswick Living Ltd. The statement is submitted in support of a planning application on vacant land on Brunswick Street between the Vallance medical centre and Esso petrol station and Tesco Express convenience store (hereafter referred to as the Site or the Application Site).

1.2 The site previously received planning permission via application reference 115475/FO/2017. This approved the following development:

Erection of five storey apartment building with basement comprising 16 no. residential dwellings with new front boundary treatment and associated works

1.3 This was then amended via a Section 73 application (117726/JO/2017) to allow for revisions to the internal layout and elevations of the development.

1.4 A subsequent Section 73 application was submitted in April 2020 to allow various conditions to be amended to allow alterations to the timescales for submission of information (ref 126651/JO/2020). This was approved on 09 April 2021 and allowed a lawful start to be made on site, this was confirmed to the LPA on the 19 April 2021.

A Revised and Improved Scheme

1.5 There have been three main drivers behind the revised design and layout of this new application: buildability; the impact of Covid-19; and emerging developments in the area.

Buildability

- 1.6 The approved scheme proposed a building which was tight up against the site boundary on both sides. The challenges this presented in relation to construction and permissions from neighbouring owners have meant over 2 years being spent trying to resolve them. This new scheme has moved the side walls in from the site boundary edge, enabling the applicant to construct it from entirely within their site without any third-party agreement. This reduction in the building footprint, has necessitated an increase in the building height by a single storey to provide the same number of flats (16) as the approved scheme and also to respond to the changing planning context of the Ardwick Green Neighbourhood Development Framework.

Covid 19

- 1.7 This change has given the applicant the opportunity to revisit the whole design and in particular to review it in the light of the impact that Covid-19 and the associated restrictions and lockdowns have had on the way people live. This revised scheme therefore has significantly more communal and private outdoor space than the approved scheme, with the provision of a large roof garden as well as large full-width balconies now included to the rear and Juliet balconies to the front. It has also significantly increased the amount of communal indoor space available to the residents, in particular to support home working and to come up with better solutions to accommodate increasing requirements for parcel deliveries. Moving the side walls in from the boundary also provides a better to solution than the previous internal lightwell, with angled windows now giving increased natural light to the bedrooms.

Emerging Developments

- 1.8 The buildability issues have also given the applicant the opportunity to revisit the building materials and elevational design in the context of the recent developments that have taken place nearby including those that form part of the Brunswick neighbourhood

regeneration and those along Brunswick Street towards the University. This matter is discussed further in the analysis section as well as within the Design and Access Statement.

Proposed Development

- 1.9 The application therefore seeks full planning permission for the erection of a six-storey residential building comprising of 16 no. apartments with associated facilities including a residents lounge, internal cycle store and residents roof terrace.
- 1.10 This planning statement will provide an overview of the development proposals, assess the proposals against local and national planning policy and present the case for granting planning permission.

Documents submitted with the Planning Application

- 1.11 The planning application is accompanied by a series of drawings prepared by Create It Studios and the following documents in line with Manchester City Council's validation checklist (January 2020).

Supporting Documents

- Completed Application Form (Paul Butler Associates);
- Design and Access Statement (Create It Studios);
- Drainage Strategy (Elluc Projects);
- Phase 1 and 2 Contaminated Land Report (REC Ltd);
- TV Reception Survey Report (Astbury TV Aerials Ltd);
- Crime Impact Statement (Greater Manchester Police Design for Security);
- Acoustics Report (Sandy Brown Associates);

- Environmental Standards Statement (Watt Energy and Consulting Engineers Ltd); and
- Ecological Walkover Report (Rachel Hacking Ecology).

Structure of this Statement

1.12 The remainder of this statement is structured as follows:

- Section 2 examines the characteristics of the Site and surrounding area;
- Section 3 examines the planning history associated with the Site;
- Section 4 presents the proposed development for which planning permission is sought;
- Section 5 reviews the relevant national and local planning policy and guidance;
- Section 6 appraises the scheme against the Development Plan and all other material considerations;
- Section 7 provides an assessment of the development in terms of its compatibility with adopted regeneration frameworks; and
- Section 8 concludes the statement by providing an overall summary of the case for granting planning permission.

2. The Application Site and Surrounding Area

The Site

- 2.1 The Site is located on the northern side of Brunswick Street within the residential neighbourhood of Brunswick. The Site falls within the ward boundary of Ardwick for administrative purposes. The proposed development site is rectangular in shape and approximately 380 square metres in size. The width of the Site frontage is currently demarcated from the public highway by timber hoardings and herras fencing. A low wall with railings occupies the south western boundary, separating the Site from the medical centre. The north eastern boundary consists of a brick wall approximately two metres in height. The Esso petrol station and Tesco Express convenience store occupy the adjacent site to the north / north east.
- 2.2 The site location is illustrated in the plan below.

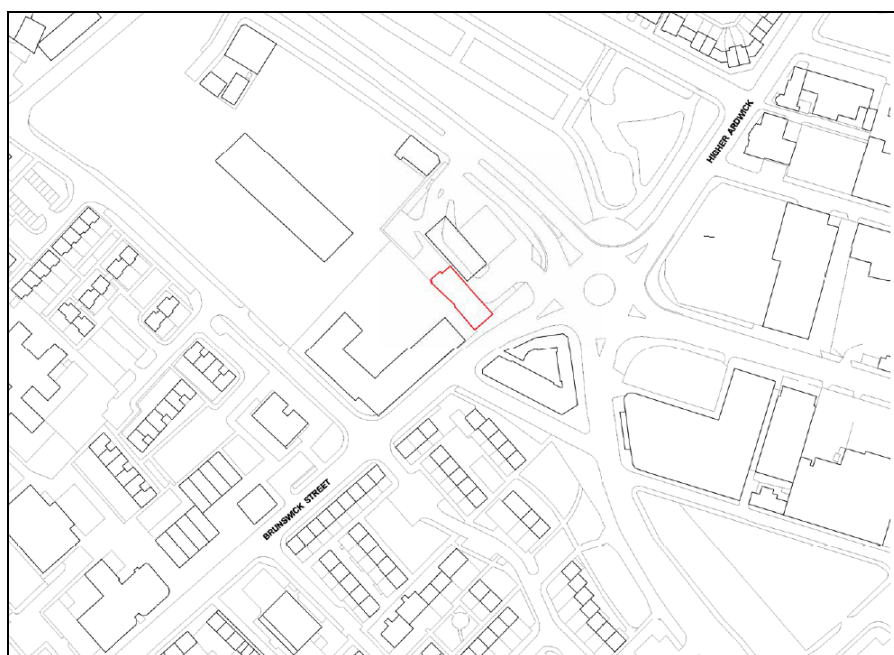


Figure 2.1: Site Location

- 2.3 The Site consists of bare ground, covered in readiness for construction. The previous building on site (Hope Hall) was demolished in the early 2000's and the Site has remained undeveloped ever since.

The Surrounding Area

- 2.4 The area of Brunswick is situated on the fringe of the Regional Centre of Manchester and on the edge of the Oxford Road Corridor. It is close to the major economic drivers in the city centre: Manchester University, the Manchester Hospitals and the city centre itself with all its commercial, leisure and cultural opportunities. East Manchester's recently improved sporting (Sports City) and enterprise facilities are also in close proximity.
- 2.5 Close to the Application Site are local employment and enterprise areas such as those around Ardwick Green. Here are located creative industries, such as photographic and fashion design studios. The O2 Manchester Apollo events venue is located just to the east of the Site.
- 2.6 Despite being located within a residential area, the land uses immediately surrounding the Site are predominantly non-residential in nature. The land to the south west is occupied by the Vallance Medical Centre, the rear and side north / east of the Site borders the petrol station forecourt. To the north of both of these properties is Medlock Primary School accessed via Wadeson Road. This proximity to key services and facilities is a significant benefit associated with the redevelopment of the Site.
- 2.7 Residential properties can be found opposite the Site on the southern side of Brunswick Street. These properties fall within the Brunswick Private Finance Initiative (PFI) Regeneration Area (planning application ref: 101664/FO/2013/N2). This includes the recent mixed use building on Polygon Street which presents retail and café / restaurant uses at ground floor with residential accommodation above. The building also accommodates S4B Housing Offices. The PFI scheme will comprehensively redevelop and refurbish the Brunswick neighbourhood. The scheme proposes selective demolition and clearance

(including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick neighbourhood. This also includes the 'Brunswick Village' Extra Care development which is located 120 metres south west of the application site. This comprises a modern four storey apartment building.

- 2.8 The triangular shaped site immediately opposite on Polygon Street has planning permission for a 6 storey building to form 4 commercial units on the ground floor and 39 apartments on the upper floors with associated car parking and amenity space (Application ref: 104931/FO/2014/N2). This development is currently under construction.
- 2.9 Further afield, significant investment has taken place in the 'University Corridor' south west of the site and the Brunswick neighbourhood. Notable new buildings within the corridor include the Shuster Annexe which sits at the junction of Brunswick Street and Upper Brook Street.
- 2.10 The nearby major radial routes leading to the city centre include Ardwick Green South / Stockport Road (A6), Hyde Road (A57), Upper Brook Street (A34 and Oxford Road (B5117) all of which are well provided with bus services. Ardwick railway station is to the east of the Application Site and Manchester Piccadilly is approximately 1km to the north.
- 2.11 Photos of the application site and surrounding area are included below.



Figure 2.2: View of the application site



Figure 2.3: View from Higher Ardwick looking south west towards the site, the Polygon St development



Figure 2.4: View of the relationship between the Polygon St development and the Apollo Theatre

is prominent in this frame along with the apartment building on Wadesdon Road rear of the site.



Figure 2.5: View of the S4B building on Polygon Street with non-residential uses at ground floor.



Figure 2.6: View of the Vallance Medical Centre and application site adjacent to this. The Polygon Street development is visible opposite the site.

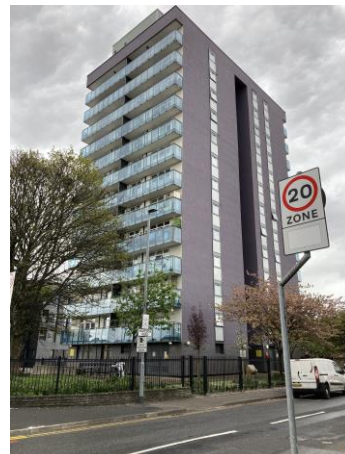


Figure 2.7: High rise apartment building on Wadesdon Road.

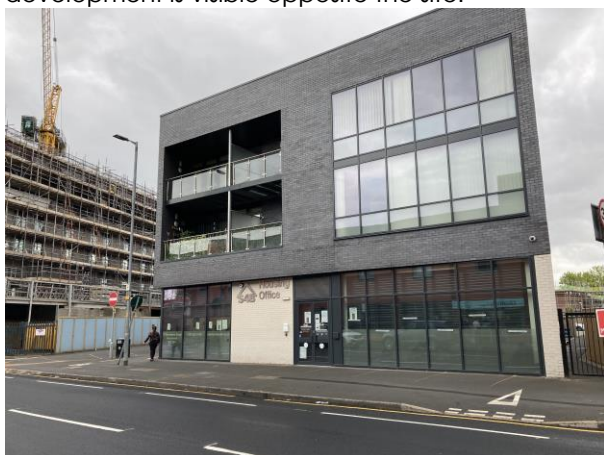


Figure 2.8: Front elevation of S4B Building fronting Brunswick Street.



Figure 2.9: View of the Brunswick Village scheme from Brunswick Street.



Figure 2.10: View of the entrance to the Brunswick Village scheme.



Figure 2.11: View along Brunswick Street looking north east towards the A6 roundabout.



Figure 2.12: View along Brunswick Street from close to Kincardine Road looking north east towards the A6 roundabout.



Figure 2.13: View of the Shuster Annexe on Upper Brook Street.

3. Planning History

3.1 The planning history associated with the Site is identified in table 3.1 below.

Application Reference	Application Details
126651/JO/2020	Variation of conditions 11 (drainage verification), 12 (waste management), 15 (acoustic insulation) and 16 (external equipment) attached to planning permission referenced 117726/JO/2017 to allow alterations to the timescales for submission of information. Approved 09 April 2021.
CDN/20/0317	Discharge of condition nos. 7 part A (Ground conditions) and 8 (construction management plan) attached to planning permission referenced 117726/JO/2017. Approved 05 February 2021.
CDN/20/0350	Discharge of condition 10 (drainage) attached to planning permission referenced 117726/JO/2017. Approved 10 September 2020.
117726/JO/2017	Variation of condition 2 (Approved drawings) of planning permission: 115475/FO/2017 to allow revisions to the internal layout and elevations of a 5-storey residential block comprising 16 apartments. Approved 12 January 2018.
CDN/17/0518	Discharge of condition 24 (Japanese Knotweed) and condition 26 (TV reception) relating to planning permission 115475/FO/2017. Approved 28 September 2017.
115475/FO/2017	Erection of five storey apartment building with basement comprising 16 no. residential dwellings with new front boundary treatment and associated works. Approved 26 July 2017.
060230/AOH/NORTH2/00	8 Brunswick Street. Internally illuminated static 48 sheet advertisement display panel to replace existing 96 sheet panel and 48 sheet panel. Approved 01 November 2000.
028340	8, Brunswick Street, Ardwick. Change of use of basement snooker hall to form additional licensed area for existing licensed premises. Not proceeded with. 10 April 1987.
F17948	Former Hope Hall, Brunswick Street, Ardwick. Use of premises as a licensed snooker and pool club. Approved 01

Application Reference	Application Details
	September 1982.
F13449	8 Brunswick Street, Ardwick. Use of building as members club. Approved 30 July 1980.
F11773	Hope Hall, Brunswick Street, Ardwick. Use of former leisure centre for the manufacturing of clothing. Approved 05 December 1979.
F10847	Hope Hall, Brunswick Street, Ardwick. Use of former Martial Arts Club as a public Aquarium, and Aviary. Approved 04 July 1979.
F03713	Hope Hall, Brunswick Street, Ardwick. Use of Church Hall as Community Recreation Centre. Approved 07 January 1976.

Table 3.1: Application Site History

- 3.2 Historic map regression shows the previous building on the Site within the 1908 entry. The building was known as the 'Mission Rooms' and used as a Sunday school. The name of the building later changed to 'Hope Hall' and as is evident from the above planning history was used for a number of uses. The building was demolished circa 2002 and the Site has remained undeveloped ever since.
- 3.3 Development commenced in April 2021 (as approved under 126651/JO/2020) with the installation of an inspection chamber and a drainage run that will lead to the foundations of the development. This was confirmed in correspondence to the local planning authority dated 19 April 2021.

4. The Proposed Development

Extant Approval

- 4.1 The extant permission for the site allows the creation of 16 units within a five storey apartment building with associated cycle parking and ancillary works. The approved development consists of the following mix of dwelling types: 4 no. one bed apartments; 10 no. two bed apartments; 2 no. two bed duplex apartments.
- 4.2 Access into the building is approved from Brunswick Street with ancillary residents' facilities including a residents lounge, internal cycle store room and meter cupboard at the street facing side of the ground floor. Within the centre of the building, a stair well and lift shaft adjacent to a central internal courtyard were proposed.
- 4.3 The materiality of the approved scheme consists of a darker brickwork of the ground floor level with a white facing brickwork proposed for the upper floor levels. Feature metal signage was approved to the side north / east elevation.
- 4.4 The extant permission approves 100% cycle parking, securely located within the building. The scheme does not feature any on site car parking provision due to the restricted physical nature of the Site, the applicant has entered into a Section 106 agreement to contribute towards a residents parking scheme.

Overview of the Proposed Amendments

- 4.5 The proposed scheme can be summarised as follows:
- A reduced building footprint to move the building away from the side boundaries. In order to deliver the same amount of floorspace, the building has increased by 2.6 metres and is now proposed at six storeys in height.

- The proposed mix of units is 5 no. one bed apartments and 11 no. two bed apartments, thereby still complying with the MCC requirement for no more than 33% of the units to be one bed units.
- The central courtyard has been removed from the scheme. Instead of light being provided to bedrooms from this central courtyard, angled windows are proposed to the side elevations to allow a greater amount of natural light into bedrooms.
- The new scheme proposes an increase in communal and private outdoor space including the provision of a large roof garden as well as large full-width balconies now included to the rear and Juliet balconies to the front.
- The proposed design moves away from the white brick approach and proposes a darker brick similar to that approved at the Brunswick Village, S4B Building and the Shuster Building. The Shuster Building in particular has heavily informed the proposed design aesthetic with recessed windows, large window frames, and textured brick detailing proposed. Through the delivery of the scheme two complimentary developments in the Shuster Building and this scheme (New Brunswick) would 'bookend' Brunswick Street.
- The communal residents lounge is now proposed to occupy the whole of the ground floor frontage with access to the bin store and cycle store to the side of the building. This enables the provision of an active frontage across the whole of the development at ground floor.

Context for the Design Changes

- 4.6 As outlined earlier, there have been three main drivers behind the revised design and layout of this new application: buildability; the impact of Covid-19; and emerging developments in the area.

Buildability

- 4.7 The approved scheme proposed a building which was tight up against the boundary on both sides. The challenges this presented in relation to construction and permissions from neighbouring owners have meant over 2 years being spent trying to resolve them. This new scheme has moved the side walls in from the site boundary edge, enabling the applicant to construct it from entirely within their site without any third-party agreement. This reduction in the building footprint, has necessitated an increase in the building height by a single storey to provide the same number of flats (16) as the approved scheme and also to respond to the changing planning context of the Ardwick Green Neighbourhood Development Framework.

Covid 19

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Emerging Developments

- 4.9 The buildability issues have also given the applicant the opportunity to revisit the building materials and elevational design in the context of the recent developments that have taken place nearby including those that form part of the Brunswick neighbourhood

regeneration and those along Brunswick Street towards the University. This matter is discussed further in the analysis section as well within the Design and Access Statement.

Scheme Benefits

4.10 It is considered that the scheme will continue to deliver a range of benefits including:

- The construction of a high quality development that makes efficient use of a long standing brownfield site, providing significant improvements to the visual amenity of the area;
- A form of development that will complement the Brunswick PFI scheme and adjoining land uses, creating a strong and coherent sense of place where local residents want to live both now and in the future;
- An appropriate density of development in a highly accessible location, encouraging the use of sustainable modes of transport;
- Development which responds to an identified housing need in the Manchester City Council Core Strategy and draft Greater Manchester Spatial Framework;
- The sustainable location of residential properties in close proximity to the higher education precinct and city centre, established and continually growing sources of employment opportunities; and
- Redevelopment which has the potential to assist in reducing pressure to build on potentially more sensitive / valuable greenfield sites.

5. Planning Policy Context

Introduction

- 5.1 This section of the statement sets out the local and national planning policy context relevant to the determination of this planning application. An appraisal of how the proposal relates to the key planning considerations relevant to the Site is set out in section six of this statement.

The Development Plan

- 5.2 Section 38(6) of the Town and Country Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester City Council Core Strategy (2012)

- 5.3 The policies of the Core Strategy which are considered relevant to the scheme are outlined in the following section. The spatial objectives which underpin the policies in the plan are examined first.

Spatial Objective SO1 'Spatial Principles' - states that the sustainable development of the city can contribute to halting climate change.

Spatial Objective SO2 'Economy' – supports a significant further improvement of the city's economic performance to spread the benefits of this growth across the City to reduce

economic, environmental and social disparities, and to help create inclusive sustainable communities.

Spatial Objective SO3 'Housing' – seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.

Spatial Objective SO5 'Transport' – seeks to improve the connectivity of the city through sustainable transport networks.

Spatial Objective SO6 'Environment' – seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

Policy SP1 Spatial Principles – the policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027.

Policy EC 8 Central Manchester - aims to improve provision of and access to employment uses within Central Manchester, including improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations.

Policy H1 Overall Housing Provision – the policy sets out that approximately 60,000 new dwellings will be provided for in Manchester over the period 2009 to 2027. High density developments are again identified as appropriate in the city centre. New residential will need to take account of the need to: provide house types to meet a diverse and growing population; support growth on previously developed sites in sustainable locations; contribute to the Council's design principles in terms of character, amenity space and parking provision; address deficiencies in, physical, social or green infrastructure, prioritise sites in close proximity to centres of high frequency public transport routes; consider environmental constraints; and be designed to give privacy to both its residents and neighbours.

Policy H5 Central Manchester – the policy explains that Central Manchester will accommodate approximately 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. Higher densities of housing will be permitted within or adjacent to the Regional Centre with Hulme and the Higher Education Precinct cited.

Policy H8 Affordable Housing – the requirement for affordable housing or any alternative financial contribution applies to all residential developments consisting of more than 15 units. All new development will be expected to contribute towards the city wide policy of 20% of new housing to be affordable. The policy is cognisant of the need to consider the financial viability of a site and explains that a lower level of affordable housing provision may be permitted where either a financial viability assessment is conducted which can demonstrate that a lower level of provision is appropriate or material considerations indicate that intermediate or social housing would be inappropriate. In this case, the policy explains that such considerations may include: the inclusion of affordable housing may prejudice strategic regeneration objectives identified in other council documents; it would financially undermine proposals critical to the economic growth of the city; and the impact of affordable housing provision coupled with other planning obligations would affect scheme viability.

Policy C1 Centre Hierarchy – seeks to maintain the vitality and viability of its centres with the city centre being the main focus for comparison retail in the Manchester city region, whilst the centre also has a need for additional convenience retail to meet the needs of a growing population.

Policy T2 Accessible areas of opportunity and need – new development will be actively managed to ensure that new development is easily accessible to the city's main economic drivers and is easily accessible by walking, cycling and public transport.

Policy EN1 Design Principles and Strategic Character Areas – within the city centre character area, new developments will be expected to; consider the city's heritage and

contribute to the rich pattern of activity in the core area; contribute to the experience of all at street level; and where possible enhance existing public space provision, maintenance and improvement of the city's permeability should be considered in all proposals.

Policy EN3 Heritage – requires that new development should preserve or where possible enhance the historic environment, the character, setting, and accessibility of areas and buildings of acknowledged importance.

Policy EN4 Reducing CO2 emissions by enabling low and zero carbon development – provides a strategy for reducing Co2 emissions and fuel poverty in line with the energy hierarchy.

Policy EN14 Flood Risk – the policy reiterates the sequential risk based approach to the location of new development required by national planning policy and expects all new development to minimise surface water run-off, including through the provision of Sustainable Drainage Systems and the appropriate use of green infrastructure.

Policy EN15 Biodiversity and geological conservation – the policy seeks to avoid any adverse impacts upon biodiversity. Where impacts are unavoidable, developers will be required to provide appropriate mitigation.

Policy PA1 Developer Contributions – the policy outlines the scope of potential planning obligations that may be sought. In determining the nature and scale of any planning obligation, the Council may take into account specific site conditions and other material planning considerations including viability, redevelopment of previously developed land or contamination.

Policy DM 1 Development Management - sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community

safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; effects relating to archaeological or built heritage; new residential development to meet as a minimum Code for Sustainable Homes Code Level 4.

- 5.4 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan Review (UDP) for the city of Manchester (adopted 1995)

- 5.5 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

DC 7.1 New Housing Development - seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.

DC19 Listed Buildings – the policy guides that in determining planning application for development involving or having an impact on buildings of special architectural or historic interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy the Council state that they will seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land and where appropriate the retention of trees and landscape features.

DC 26.1 Development and Noise – states that the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Ardwick Green – Neighbourhood Development Framework (Draft, 2020)

5.6 Manchester City Council consulted on the draft version of the Ardwick Green Neighbourhood Development Framework in 2020. The Neighbourhood Development Framework (NDF) is intended to guide the future development of Ardwick Green in order to steer the quality of new development and support public realm, highways and other community infrastructure that will seek to deliver a safe, accessible, vibrant, unique and sustainable neighbourhood. The vision for the Ardwick Green area is set around five themes:

- Community centred activity
- Green Public place making
- Being ‘Appropriately Ardwick’
- Harnessing Heritage
- A place to live, work and play

5.7 The NDF develops a series of character areas, with the site falling within the ‘Community Cultural Hub’ centred on the area’s community assets including Medlock Primary School, the Vallance Centre and the Apollo. The document cites the retail element of the petrol station as not fit for purpose and the lack of frontage of the school to Ardwick Green as the main issues in this area. The development site is not specifically mentioned within the NDF. Development around the roundabout is discussed in general terms as having the ability to provide active building frontages - providing local amenities such as café or convenience retail. The petrol station site in particular is identified as an opportunity to provide genuine convenience retail. The NDF includes a parameters plan which shows a joined up development for this site with the petrol station site. A guiding principle of this

application and the approved application is to ensure that development will not adversely affect the ability for other sites to come forward.

- 5.8 In terms of building heights the NDF shows a form of building that is the same height as the Polygon Street development opposite (this is approved at 6 storeys).
- 5.9 The contribution of the proposed scheme to the objectives in the NDF is outlined in Section seven of this statement.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

- 5.10 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.
- 5.11 The proposed development has been designed in accordance with the design guidance outlined within this document.

Manchester Residential Quality Design Guidance

- 5.12 The Manchester Residential Quality Guidance was adopted following the meeting of the Council's Executive Committee on 14 December 2016. The design guidance is a material consideration in the determination of planning applications and sets out the space standards required to ensure quality in residential schemes coming forward. The design guidance is intended to provide a clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Providing for Housing Choice Supplementary Planning Document 2008 (SPD)

- 5.13 This document provides guidance about the mix of housing provision required in Manchester to ensure everyone living in the City has the opportunity of a decent affordable and accessible home and that the range of available housing supports economic growth and sustains neighbourhoods attracting families and workers.

Design for Access (2)

- 5.14 This is the Council's best practice design guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and manoeuvrability.

Greater Manchester Strategy – 2013-2020 'Better Together'

- 5.15 The Greater Manchester Strategy, Better Together, is the sustainable community strategy for the Greater Manchester city region. The document identifies a vision where by 2020, Manchester will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener city region, where all residents are able to contribute to and benefit from sustained prosperity and a good quality of life.
- 5.16 The strategy seeks to stimulate and re-shape the housing market, addressing a shortfall in housing delivery since 2007.

National Planning Policy Framework

- 5.17 The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

5.18 The presumption in favour (paragraph 11) states that development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.19 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

5.20 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

5.21 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development

where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 5.22 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.
- 5.23 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.
- 5.24 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 5.25 Promoting healthy communities (Chapter 8) - the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things,

safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

- 5.26 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 5.27 Making effective use of land (Chapter 11) - the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses.
- 5.28 Paragraph 120 (d) explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.29 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) Local market conditions and viability;

c) The availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) The desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and

e) The importance of securing well-designed, attractive and healthy places.

5.30 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture and appropriate landscaping;
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
- Establish a strong sense of place, using streetscapes and buildings to create attractive comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

- 5.31 Conserving and enhancing the natural environment (Chapter 15) – the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and promoting net gains in biodiversity where possible.
- 5.32 Conserving and enhancing the historic environment (Chapter 16) - the NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires at paragraph 194 that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.
- 5.33 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. 'Setting of a heritage asset' is also defined by Annex 2 as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 5.34 Paragraph 195 of the NPPF advises that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.
- 5.35 Paragraph 199 of the NPPF advises that '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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the

heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of the highest significance (including grade I and II* listed buildings), should be wholly exceptional.

- 5.36 Paragraph 201 advises that 'Where a proposed development will lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.
- 5.37 Paragraph 202 advises that '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 securing its optimum viable use'.
- 5.38 Paragraph 203 states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

National Planning Policy Guidance

Planning Practice Guidance

- 5.39 The Planning Practice Guidance (PPG) was published in March 2014 and subsequently updated. The guidance collates and consolidates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in formulating development proposals for the application site. In formulating development proposals for the redevelopment of the Application Site.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.40 In considering the proposal, Manchester City Council are required to have special regard to the desirability of preserving the setting of any affected listed buildings (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting Conservation Areas, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area, including its setting (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

Historic England Guidance

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.41 Published in October 2019, this Historic England advice note covers the NPPF requirement for applicants to describe the heritage significance in order to help local planning authorities to make decisions on the impact of proposals for development that affects heritage assets.

Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

- 5.42 Advice Note 2 was published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (Second Edition, 2017)

- 5.43 Published in 2017, this document provides guidance for managing change within the setting of heritage assets, including historic Sites, areas and landscapes.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 5.44 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

6. Planning Appraisal

Introduction

- 6.1 It is a requirement of section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The statutory development plan therefore relating to the Application Site consists of the Manchester City Council Core Strategy (2012) and the saved policies of the UDP Review. Material considerations relating to this application include the National Planning Policy Framework, Planning Practice Guidance and Supplementary Planning Documents and guidance prepared by Manchester City Council.
- 6.3 Given the limited scope of the proposed changes upon that previously approved the key planning issues to be considered in the determination of the application are confined to housing provision and mix, residential amenity, design and heritage, servicing and highways and scheme viability.

The Principle of Development

- 6.4 The applicant has made a lawful start in respect of planning permission 126651/JO/2020 and therefore this permission is preserved. The proposals do not change the proposed land use or total quantum of development and the mix has only varied by one unit. The principle of developing the land for residential purposes remains acceptable.

Housing Provision and Mix

- 6.5 The changes to the building have principally arisen as a result of challenges in delivering the previous building arrangement and the need to locate the building off the boundaries. The changes provide a coherent floor plan which removes the central courtyard and improves the natural daylighting to habitable rooms through the provision of splayed side windows. Outdoor communal and private amenity space is also enhanced with the provision of a large roof garden as well as large full-width balconies now included to the rear and Juliet balconies to the front.
- 6.6 The total number of units (16) is the same as previous. The proposed mix of dwelling is 5 no. one bed apartments and 11 no. two bed apartments which accords with MCC's requirement for no more than one third of units to be one bedroom. The proposed apartment sizes also meet the requirements set out in the Nationally Described Space Standards. On the basis of the above the proposed housing offer is considered acceptable.

Residential Amenity

- 6.7 The adjacent properties to this site comprise non-residential uses, the nearest residential uses are those proposed under the committed development at Polygon Street and the residential properties to the south of this on the southern side of Polygon Street. The development will retain adequate separation between habitable facing windows of residential properties to ensure that no undue loss of amenity will arise.
- 6.8 In order to preserve development opportunities on adjacent plots, the side windows have been splayed to ensure the outlook is front and rear facing only, whilst achieving an increase in natural daylight when compared to the previous scheme.

Design

Detailed Design: Layout

- 6.9 The application scheme presents a well-designed, functional, attractive and sustainable form of development. The proposed scheme layout has had specific regard to the shape of the Site and a number of key influences within and around the Site to ensure that a positive relationship to buildings and spaces outside the development is provided. Apartments have been designed to accord with the space standards within the adopted Manchester Residential Quality Guidance.
- 6.10 The layout and corresponding design principles have therefore been carefully considered in the context of Policy DM1 which seeks development to be appropriate in its siting and layout and accessible by all users. The NPPF recognises that securing high quality and inclusive design goes beyond aesthetic considerations, and should address the connection between people and places and the integration of new development into the natural built and historic environment. These principles are therefore reflected in the proposed design approach.

Detailed Design: Height, Scale and Massing

- 6.11 The height, width and length of the proposed development pays specific attention to its surroundings to ensure that the townscape character of the area will not be adversely affected.
- 6.12 Whilst higher than the extant permission for the site, the six storey building height is considered to be an appropriate response to its surroundings and is no higher than the Polygon Street development opposite. This aligns with the Ardwick Green NDF which shows a building of a similar size to the Polygon Street (triangle shaped) site. Whilst higher than the adjacent medical centre the space retained between the building means that the development is not towering over or dominating this neighbouring form. The narrow

width of the Site also allows the development to present a slender, proportionate massing to the streetscene.

- 6.13 The scale, form and massing of the proposed development will therefore reflect the character of the surrounding area. The careful consideration of the relationship of the new structure to neighbouring buildings and spaces is in accordance with the design requirement expressed in Core Strategy Policy DM1.

Detailed Design: Appearance

- 6.14 The architecture and finish of the external built form of the development will determine the visual impression of the building. Full details of the materials proposed can be found in the submitted Design and Access Statement. The proposed palette of materials references the palette of materials found on recent development such as the S4B Housing Building opposite the site, Brunswick Village and the Shuster Annexe. The contemporary approach and sensitive palette of materials includes Staffordshire Blue Brickwork above a buff brick at ground floor level brickwork. The blue brick will incorporate textured brick detailing around the window openings. This will be complemented by aluminium cladding, aluminium coping and large glazed openings to ensure that the development steps forward as a vibrant high quality addition to the area.
- 6.15 The design approach is considered to be appropriate and sympathetic to the area in accordance with Core Strategy Policy DM1. The landscaping proposals are also considered to be fully compliant with Core Strategy Policy EN1 by contributing to the experience of all at street level, whilst also improving the city's legibility.

Heritage

- 6.16 The Application Site is in close proximity to a number of 'Designated Heritage Assets' as defined by Annex 2 of the NPPF. The heritage assets within 250 metres of the Site are identified below:

- Apollo Theatre (Grade II listed);
- Fenton House (Grade II listed);
- Railings of Ardwick Green (Grade II listed);
- Milepost beside railings of Ardwick Park (Grade II listed);
- War Memorial in Ardwick Green (Grade II listed);
- 2 and 4 Palfrey Place (Grade II listed); and
- Former Church of St Thomas (Grade II listed).

6.17 The potential impact of the scheme on these heritage assets has been revisited to ensure that the new scheme would not have an adverse impact but rather complement and enhance their setting. An assessment of the impact on the Apollo Theatre is provided below. Due to the distance between the remaining heritage assets identified and the Application Site, and the scale of development between, it is not considered necessary to provide any further assessment in this respect due to the negligible impact the development will have on their setting.

Apollo Theatre

6.18 This building sits opposite the Application Site facing the Ardwick Green roundabout. A well-known concert venue in Manchester, the building was built circa 1930 as a cinema in the Modernist Style. The exterior of the building is red brick in Flemish bond with a façade of white glazed terracotta addressing the Stockport Road frontage. The Historic England Listed Building description is included in Appendix 1 of this statement.

- 6.19 In accordance with the NPPF, the scheme has been designed to ensure that it complements and enhances the setting of this listed building. The building has been sited at the back of pavement to reflect the predominant historic street pattern and purposefully address the streetscene to strike a positive relationship with the Apollo Theatre. The proposed building at six storeys in height will be of a similar height to the theatre. Similarly, the development is no higher than the Polygon Street (Application ref: 104931/FO/2014/N2) development which sits between the site and the Apollo.
- 6.20 A series of commensurate and complementary buildings heights here will create a visual node around this junction, allowing the listed building to sit within a streetscape of complementary built form. Furthermore, given the distance between the development site and the Apollo Theatre and the presence of the Polygon Street development which sits between, it is not considered that the development will adversely impact on views of the listed building, rather the prominence and importance of the listed building within the locality will be reinforced through this changing yet complimentary streetscape.
- 6.21 The select palette of materials proposed will allow the development to integrate tonally with surrounding buildings reinforcing the townscape character of this gateway route into the city centre.
- 6.22 Whilst the proposed scheme will have an impact on the setting of the Apollo Theatre, this will only be positive. The Application Site has also been a vacant gap site in the area for a number of years which does little in terms of contributing to and reinforcing the character of the streetscene. The transformation of this vacant brownfield site with a sensitively considered scheme of high design quality will have a significant positive impact on the setting of the building. The improvement in appearance of the Application Site will ensure that the policy requirements of section 12 of the NPPF, Core Strategy Policy EN3 and UDP Policy DC19 are met.

Servicing and Highways

- 6.23 Given the constrained site size, as with the extant permission it is not possible to provide any vehicle parking on site. The extant permission is accompanied by a Section 106 agreement to provide a contribution towards a residents' parking permit scheme. It is considered that a deed of variation to cater for this new application would be appropriate given the minimal changes in terms of use and amount.
- 6.24 Cycle parking will be provided in the ground floor of the development and accessible from an individual access through a side gate. 100% cycle parking is proposed.
- 6.25 Similarly, the plant room and bin store will be accessed from side entrances in the building. This has a benefit over the previous scheme as it removes an unsightly bin entrance from the front of the building and means residents won't have to take bicycles through the main entrance of the building.
- 6.26 In light of the above it is not considered that an update to the Framework Travel Plan is required for this application. The FTP was submitted previously to examine alternative parking options and a Section 106 Agreement towards a residents parking scheme was determined to be the most appropriate course of action.
- 6.27 The previous FTP also set out Brunswick Living Ltd's commitment to maximising the number of trips by sustainable modes generated by the development and identifies the key principles which will be developed further as part of a more detailed travel plan, to be developed / secured in due course once the scheme becomes occupied. MCC previously agreed with this course of action and a condition was applied to the extant permission as follows:

22) The development shall be undertaken in accordance with a Residential Travel Plan, which includes:

i. The measures proposed to be taken to reduce dependency on the private car by those living or visiting the development;

ii. A commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;

iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;

iv. Measures for the delivery of specified travel plan services;

v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Residential Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Residential Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

- 6.28 It is considered that the above condition remains appropriate and should be applied to this application.

Other Planning and Environmental Considerations

Crime and Security

- 6.29 Greater Manchester Police – Design for Security have provided a Crime Impact Statement, assessing the development against the principles of ‘Crime Prevention Through

Environmental Design' (CPTED), in order to reduce the opportunities for crime and fear of crime.

6.30 The report identifies a number of positive elements to the design approach which will contribute to the prevention of crime and fear of crime. The first of these is the additional activity, overlooking and natural surveillance to the area that the development will provide at all times. Furthermore the building will present an active frontage to Brunswick Street enlivening the streetscene and helping to provide natural surveillance over the surrounding public realm. The prominent position of the communal entrance and the majority of apartments being proposed above street level are also identified as positive aspects of the design.

6.31 The Crime Impact Statement then confirms that subject to the provision of a range of detailed design measures the scheme can be supported. Such measures include:

- Ensuring the side and rear of the building is securely enclosed.
- Security certified entrances and external doors to the building;
- Avoidance of features that may act as climbing aids to the upper floor windows or balconies. The first floor windows doors should be to the same physical security specification as those at ground floor level.

Energy and Sustainability

6.32 An Energy and Sustainability Assessment has been prepared by Watt Energy and Consulting Engineers Ltd and submitted in support of the application. This report confirms that the scheme will incorporate Sustainable Design and resource efficiency measures in accordance with the energy hierarchy in order to meet the requirements of Core Strategy Policy EN6 and reduce its overall environmental impact.

Flood Risk and Drainage

- 6.33 A Flood Risk Assessment has been prepared by Elluc Projects which examines the surface water and drainage risk associated with the Site. The report confirms that the redevelopment of the Site will not be expected to displace any flood waters. Storage attenuation of 3.5m³ is required and this will be in the form of a manhole / underground storage. Surface and foul water will discharge into the existing sewer network at an agreed rate with United Utilities.

Ecology and Trees

- 6.34 Rachel Hacking Ecology (RHE) have completed an ecological walkover study of the application site. Due to construction works commencing, the site is dominated by bare ground with some rubble and earth spoil heaps which offer little cover for wildlife. RHE state that the site offers no ecological value and no suitable habitats for protected species.
- 6.35 As there are no trees on the development site, no further reporting in respect of arboricultural management is considered necessary for the planning application.

Geo Environmental considerations

- 6.36 The previous planning application was accompanied by a Phase 1 Geo Environmental Risk Assessment produced by REC Ltd. This document was approved subject to the condition that further investigation is carried out and appropriate remediation proposals were put forward to the LPA for approval (condition 7 of planning permission 117726/JO/2017).
- 6.37 A phase II Site Assessment Report was subsequently prepared by REC Ltd which identified remediation in the form of capping and import of clean top soil. A remediation proposal plan was prepared and submitted to discharge the condition which illustrated the capping achieved by the built footprint and hardstanding areas along with the clean top

soil which will be brought into the site for the garden area. The condition was discharged in February 2021 (ref CDN/20/0317) and approved the following documents:

i. Phase I Geo-Environmental Site Assessment by E3P dated May 2016.

ii. Phase II Site Assessment Brunswick Street, Manchester, M13 9SU by REC Reference: LA102867P2R1 - Report prepared for: Brunswick Living Ltd dated September 2017;

iii. Drawing referenced: Renaissance comments on remediation strategy for Brunswick Street Development Drg. No. SK201006 received 7 October 2020.

- 6.38 Planning permission 126651/JO/2020 (s.73) sets out that the permission shall be approved in accordance with the above details (condition 7). Given the approach to remediation is the same under these proposals it is considered that this latest permission can be granted subject to the same condition.

Acoustics

- 6.39 An Acoustics Report prepared by Sandy Brown Acoustics has been submitted in support of the application. The report uses survey measurements and 3D modelling to establish existing sound levels at the Application Site and the likely mitigation that will be required. The report recommends façade sound insulation in order to meet Manchester City Council's requirements.

TV Reception

- 6.40 Astbury TV Aerials Ltd have prepared a TV Reception survey which accompanies the planning application. The report examines the likely effect of the proposed development on TV signal reception at surrounding residential properties. The survey concludes that the properties that are sited adjacent to the proposed development and in the local area will

not suffer any additional signal degradation due to the strong existing signal strength in this area.

Waste Management

- 6.41 With regards to waste storage and collection for the scheme, a waste management strategy has been prepared (see Appendix 2). The Waste Management Strategy confirms that facilities for the storage of refuse and recycled waste will be provided within the kitchen areas of each dwelling, whilst an internal communal bin store (catering for refuse, paper, glass and cans) for the apartments will be provided on the ground floor of the buildings. Occupants of the dwellings will be responsible for the transfer of their waste to the bins provided, and a management company will be responsible for the transfer of bins to and from the bin store areas to the collection point at the front of the building. This approach to waste management ensures that the scheme will comply with the provisions of the NPPF, Core Strategy Policy DM1, Saved UDP Policy DC22.1 and the Guide to Development in Manchester SPD.

Affordable Housing and Planning Obligations

- 6.42 The Council's Supplementary Planning Document and Planning guidance 'Providing for Housing Choice' (Adopted September 2008) requires that 20% of houses within development of more than 15 units are affordable. The development proposes 16 units therefore it only just meets this threshold. The afore-mentioned guidance also sets out exceptions to the provision of affordable housing, a number of which the proposed scheme meets.
- 6.43 Two of these exceptions include: where there is a very high level of affordable housing in the immediate area; and, there is a high proportion of socially rented housing (35%) or low house prices in the immediate area compared to average incomes. The 'Manchester Move' website provides details regarding existing affordable housing provision within the Ardwick and Brunswick area. Within the Ardwick Area there are 1,270 homes rented out by

not-for-profit landlords like housing associations and housing trusts, whilst in Brunswick there are a further 1,110 homes.

6.44 A third exception is where the inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives. As set out in the following section there are significant regeneration benefits associated with the development that should be considered material in the determination of this planning application. A further exception is when the provision of affordable housing has the potential to affect scheme viability. It is therefore necessary to consider whether contributions should be reduced in order to make the development viable. Brunswick Living Ltd have prepared an updated development appraisal to understand what impact the affordable housing and developer contributions might have on the viability and ability to deliver the final scheme.

7. Regeneration Summary Statement

Compatibility with the draft Ardwick Neighbourhood Development Framework

- 7.1 The proposed redevelopment of the Site at Brunswick Street will continue to assist in achieving the following objectives of the Ardwick Green NDF.
- 7.2 Community centred activity. The NDF recognises the need for community infrastructure to come forward as part of any new development proposals. The proposed application, as with the approved scheme, responded to this theme through the provision of a Section 106 Agreement towards a residents parking scheme.
- 7.3 Green Public place making. The NDF envisages that development proposals will increase the amount of greenspace, ecology and biodiversity in the NDF area. Due to its limited size and previously developed nature, the existing site is species poor and made a limited contribution towards biodiversity. The applicant has also treated the invasive species that were previously found on site. Responding to this theme, the proposed ecological recommendations suggest measures to enhance biodiversity which could include native planting and planting for pollinators and the provision of bird boxes.
- 7.4 Being 'Appropriately Ardwick'. The redevelopment of the Site with high quality housing will increase the range and quality of housing in Brunswick as well as improving the physical layout of the area through good urban design. The development will contribute to the achievement of an improved housing offer for new and existing residents alike allowing the area to strengthen and evolve as a sustainable community on the edge of the Regional Centre.
- 7.5 Harnessing Heritage. The proposed development will reinvigorate the northern end of Brunswick Street through the redevelopment of a long standing brownfield site with a scheme of high design quality. The development proposes a welcoming and open

frontage to the street and will provide additional activity, overlooking and natural surveillance to the area at all times of the day and night. This active frontage will enliven the streetscene and help to provide natural surveillance over the public realm. As noted earlier in this statement, alongside the other complementary emerging developments in this area, the development will serve to have a positive impact on the Listed Apollo Theatre.

- 7.6 A place to live, work and play. The development responds to an identified housing need in the Manchester City Council Core Strategy and draft Greater Manchester Spatial Framework. The development will complement the Brunswick PFI scheme and adjoining land uses, creating a strong and coherent sense of place where local residents want to live both now and in the future. The development promotes a high quality of housing, built to modern standards and widening the housing offer in the area for new and existing residents. The development will promote economic opportunity as it facilitates the provision of much needed housing in close proximity to key employment locations in the area. The site location is in proximity to a key city gateway around Ardwick Green South. This accessible location will allow residents of the development to easily commute to the major economic drivers of the city centre and higher education precinct. The proposed development is also located in close proximity to local services and facilities and will thereby increase patronage allowing these facilities to be sustained in the long term.

Compatibility with the Core Strategy

- 7.7 As evidenced in the preceding planning appraisal the proposed development will accord with the policies and provisions of the adopted Core Strategy. The development is complementary with the land use based regeneration aspirations of the Core Strategy and will enhance this gateway route to the Regional Centre whilst also enhancing Brunswick as a place in which to live and work.

8. Conclusions

- 8.1 This planning statement has been prepared on behalf of Brunswick Living Ltd in support of a full planning application for the erection of an apartment building to accommodate sixteen new residential units with ancillary shared residential facilities.
- 8.2 The proposed application site benefits from an extant permission for sixteen units. The revised application is proposed in response to three main drivers that have emerged since the approval of the original permission and have necessitated a review of the design and layout, these are: buildability; the impact of Covid-19; and emerging developments in the area.
- 8.3 The application development is considered to be in full compliance with the adopted policies of the Core Strategy and Saved UDP Policy. The proposals have been carefully considered and positively respond to the opportunities available for improving the area.
- 8.4 As evidenced in this statement, the Site has been shown to be a suitable and sustainable location for new development with no known adverse impacts arising from the development that would significantly and demonstrably outweigh its benefit. It is our view that no material planning considerations exist that would justify a refusal of planning permission. Consequently the proposals are considered to constitute sustainable development as defined by the guidance in the NPPF and the presumption in favour of sustainable development should apply in the determination of this application.
- 8.5 Paul Butler Associates are pleased to submit this planning application on behalf of Brunswick Living Limited and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Listed Building Descriptions



Historic England

APOLLO THEATRE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: APOLLO THEATRE

List entry Number: 1254683

Location

APOLLO THEATRE, STOCKPORT ROAD

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1994

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system

Legacy System: LBS

UID: 457758

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Detail

Reasons for Designation

Legacy Record - This information may be included in the List Entry Detail

History

Legacy Record - This information may be included in the List Entry Detail

Details

MANCHESTER

SJ8597 STOCKPORT ROAD, Ardwick 698-1/20/488 (East side) Apollo Theatre

II

Cinema, now concert hall. c.1930. Red brick in Flemish bond, with facade of white glazed terracotta (roof concealed). Large rectangular plan with rounded front corners, wing attached to rear left corner. Modernist style. Two unequal storeys plus attic. The wide slightly-raised rectangular centre has large rectangular tripartite openings on both floors (that at ground floor contain

ranges of doors, and that above containing large recessed rectangular windows with small-pane glazing), flanked by vertical panels with Art Deco ornament. The wide convex corners have small oblong windows on 2 levels and above these 3 tiers of oblong slit windows between raised bands (all paired in the left corner and single in the right-hand corner). The slightly back attic storey has a set-back centre (corresponding to the tripartite openings at ground and 1st floors) with banded pilasters, 1:3:1 little oblong windows and raised parapet, and banded wings with plain cornices and parapets interrupted by broad stepped and moulded pilasters (corresponding to the ornamented panels below), and slit windows at the corners. Return sides plainer. Interior: substantially unaltered auditorium with Art Deco decoration including horseshoe gallery with sweeping lines terminating in overlapping tiers of "boxes", and between these and the proscenium a plunging V-shaped band.

Listing NGR: SJ8536496987

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 85364 96987

Map



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For a copy of the full scale map, please see the attached PDF - [1254683.pdf](http://mapservices.historicengland.org.uk/print/web-service/hle/Statutory%20233245/HLE_A41_Grade/HLE_A31_Grade.pdf)
(http://mapservices.historicengland.org.uk/print/web-service/hle/Statutory%20233245/HLE_A41_Grade/HLE_A31_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for the delay.

This copy shows the entry on 02-Feb-2017 at 06:01:34.

End of official listing

Appendix 2: Waste Management Strategy

Planning Application – Waste Management Strategy

Planning Application Number: Not Available at this Stage

Date Submitted: April 2021

Estimated volumes and types of waste produced by the development

High Rise Apartment Developments

Number of Apartments: 16

	Yes / No – how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each contained can be accessed and removed for collection individually.	

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate

N/A

Has / will a contract be obtained with a licenced waste carrier?

N/A

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

-

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each apartment will be provided with space for internal storage of refuse and recycled waste within the kitchen area. Residents will be responsible for the transfer of waste to the internal communal refuse and recycling store provided on the ground floor.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please refer to drawing no. A1324(02)002 Rev F

Ensure all bins in the store are accessible	Yes
Ensure recycling facilities as easy to access as general refuse?	Yes

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - the bin store will be naturally ventilated via a louvred grill or integrated grills to the external doors.

Hygiene - A management company will be responsible for cleaning the bin store area.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company.

A management company will be responsible for moving bins to and from a collection point located at the front of the building. The accessibility of the collection point means that the collection company will only be required to wheel containers less than 10m to the collection vehicle.

Please ensure that you have attached:

Detailed plans of waste stores

Please refer to drawing no. A1324(02)002 Rev F

Location plans showing stores

Please refer to drawing no. A1324(02)002 Rev F

Location plans showing the proposed collection point and the route the collection vehicle will take



Please refer to drawing no. A1324(02)002 Rev F

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Appendix 3: Outline Construction Management Plan

Outline Construction Management Plan

This note is intended to provide initial details in respect of how the construction phase will be managed and accompanies the revised application for 16 units at the site on Brunswick Street.

The site has an extant permission for 16 residential apartments, approved via 117726/JO/2017. Condition 8 (Construction Management Plan) was approved via application ref CDN/20/0317 (approval dated 05.02.2021). This approved the following documents:

- i. Brunswick Court, Manchester Construction Method Statement by Interim Construction received 22 January 2021;
- ii. Drawing ref: LCC20.1 POTC LUFFING Crane location plan received 23 September 2020;
- iii. Crane specifications Ref: Luffing Crane Modular Job LCL 20.1 received 23 September 2020;
- iv. Drawing ref: Brunswick Gate House Site logistics plan dated July 2020 and received 23 September 2020;
- v. Drawing ref: Site pedestrian and parking route Dwg No A239_T_030A and received 23 September 2020.

In light of the minor scope of the changes from a construction perspective it is anticipated that the majority of the detail in the above documents will be carried forward for the construction of the new scheme.

It is therefore recommended that a similar condition is applied to planning permission for a revised Construction Management Plan which will include information with respect to the items listed below:

- Details for consulting the local community prior to construction works commencing on site.
- Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs.
- Details of dust suppression measures and measures to control dust and mud on the surrounding public highway network.
- Methodology for the undertaking of demolition and on site processes such as crushing of materials etc.
- Details of treatment of existing foundations including excavation and backfilling.
- Extracted materials to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor.
- Specified working hours for the site including hours for the delivery of materials.
- Identified vehicular access points into the site for all construction traffic, staff vehicles and heavy goods vehicles.
- Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions.
- Measures for securing the site, including on site security and lighting.

We will continue to work with the Council through the post planning stages in order to formalise the management of the construction phase.

Appendix 4: Local Labour Statement

Local Labour Strategy

Brunswick Living Limited and the appointed contractor will ensure that the project adds value to the local economy by maximising employment and training opportunities for residents of Brunswick and the surrounding neighbourhoods.

The potential methods for achieving this are outlined below. It is recommended that a Local Labour Agreement is the subject of a **planning condition** as most contractors have their own 'in-house' staff such as Learning & Development Officers and Engagement Officers who support apprentices, work placements and trainees and engage with local stakeholders to identify opportunities for collaborative working.

This will allow a bespoke Local Labour Agreement to be devised in co-ordination with Manchester City Council's Work and Skills Team.

Potential Initiatives

- a) Introducing/adopting local initiatives on the project, offering work experience and practical help.
- b) Notifying Local Manchester Employment agencies of any vacancies generated by the project, at the same time or in advance of recruitment from other sources.
- b) Working with Local Manchester Employment agencies, to identify specific positive action programmes, in support of equal opportunities, where these are applicable.
- c) Ensuring that local companies (where suitable companies exist) are represented on subcontract and supply tender lists through working with Manchester in Work to ensure local companies are represented on subcontractor lists (companies being those located in an area having an "M" postcode prefix).
- d) Ensuring that the provisions of the agreement are transmitted to sub-contractors and suppliers involved in the project, where appropriate.
- e) Ensuring that all our employees are suitably trained and where ever possible/viable, employing trainees on appropriately approved courses.
- f) Provide reasonable access for representatives of Manchester City Council who may from time to time visit our contract works to check the labour register and:
 - i. promote their services to sub-contractors
 - ii. offer advice on training grants and employment subsidies, where available
 - iii. provide information on local companies
 - iv. seek feedback on recruits/trainees.
- g) To provide information on labour and sub-contractor utilisation, as specified in the Labour and Sub-contractor Monitoring Procedures, Guidelines for Site Management.
- h) Adopt and agree a Community Needs Plan for use throughout the project – Monthly updates to be carried out to ensure community need targets are on track to be complete in line with the agreed original intent.

Appendix 5: Blue and Green Infrastructure Statement

Blue and Green Infrastructure Statement

Due to its limited size and previously development nature, the existing site is species poor and made a limited contribution towards biodiversity. The applicant has also treated the invasive species that were previously found on site.

The application proposals involve will landscaping and new planting to the shared roof terrace and private garden of the ground floor apartment. The planting and greenery proposed will create an attractive environment which will also enhance amenity for future users of the site. The proposals will also have positive impacts in terms of tackling climate change and enhancing biodiversity. The proposals will also include measures to enhance biodiversity which could include native planting and planting for pollinators and the provision of bird boxes.

In accordance with the Council's Green and Blue Infrastructure Strategy, the proposed scheme will contribute positively to the visions, objectives and actions of the strategy.

The scheme's biodiversity gain will embed green infrastructure into the development. The scheme includes planting to the shared roof space which will provide residents with direct access to multi-functional greenspace.

The site is also located in proximity to the historic Ardwick Green allowing residents access to this valuable green infrastructure resource.

On account of the above features associated with the development, it is considered that the scheme will make a positive and significant contribution to the improvement of green and blue infrastructure provision.

Appendix 6: Broadband Connectivity Statement

Broadband Connectivity Statement

External and internal fibre to the property cabling will be provided in line with the Government Guidelines for Data Ducting Infrastructure for New Homes.

In summary the below will be installed for the development.

External Infrastructure

Fibre cabling is brought into the development via underground ducting and into the building terminating at the data cabinet within the plant room.

Internal Infrastructure

Fibre is run internally via cable tray and GPON fibre direct to the Utility room of each dwelling. The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of work.