

**Site at 1 Snell Street, New Islington,
Manchester**

Planning Policy Compliance Statement

April 2021

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1. Introduction

- 1.1 This Planning Policy Compliance Statement (referred to hereafter as the 'Statement') has been prepared by Euan Kellie Property Solutions ('EKPS') on behalf of the applicant, Penrose Manor Limited ('the Applicant'), in support of an application which seeks full planning permission for the redevelopment of the land at No.1 Snell Street, New Islington, Manchester, M4 7EL ('The Site').
- 1.2 The application seeks full planning permission for the redevelopment of land, comprising the demolition of an existing single storey warehouse and erection of 9 no. 3-storey dwellinghouses with associated parking. The description of development ('The Proposed Development') is as follows:
- "Full planning permission for the demolition of the existing warehouse and development of 9no. residential dwellings with associated parking".*
- 1.3 The purpose of this Statement is to provide a clear justification for the proposals by demonstrating compliance with the relevant Development Plan, along with other material considerations.

Application Documentation

- 1.4 This Statement should be read alongside all other documents submitted with the planning application which, at the time of writing, comprises:
- Architectural Drawings - prepared by Calderpeel Architects
 - Design & Access Statement (including Landscape details) – prepared by Calderpeel Architects
 - Planning Policy Compliance Statement (including Statement of Consultation) – prepared by EKPS
 - Ecological Survey – prepared by Dunelm Ecology Ltd
 - Geo-environmental Site Investigation Report and Phase 1 Preliminary Risk Assessment – prepared by GeoCon Site Investigations Ltd
 - Noise Impact Assessment – prepared by Hann Tucker Associates
 - Transport Note – prepared by SK Transport Planning ('SKTP')
 - Tree Survey and Arboricultural Impact Assessment – prepared by Lally Tree Management
 - Daylight & Sunlight Assessment – prepared by GIA
 - Energy and Environmental Standards Statement – prepared by Novo Integration Ltd
 - Waste Management Proforma - prepared by Calderpeel Architects
 - Drainage Strategy – prepared by Alan Johnston Partnership
 - Site Construction Management Plan – prepared by Colbre Projects Ltd
 - Asbestos Refurbishment and Demolition Survey – prepared by DJ Surveying

Contact Details

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2. The Site and Surroundings

2.1 The Site is approximately 0.12 hectares in size and falls within the administrative boundary of Manchester City Council ('MCC'). The Site is located within New Islington, approximately 1.6 km to the east of Manchester City Centre.

2.2 **Figure 2.1** shows the Site location whilst **Figure 2.2** shows the Site in its immediate context (both images taken from Google Maps).



^ Figure 2.1



^ Figure 2.2

2.3 The Site currently comprises two parcels of land, including a single storey warehouse (Labelled No. 1 in **Figure 2.3** below). The warehouse building comprises c. 430 sqm in area and was previously occupied by Davenport Trimmings, a craft store.

2.4 The second parcel of land comprises a concrete car park to the west (Labelled No. 2 in **Figure 2.3** below) which is c. 490 sqm in size.

2.5 To the north, the Site is bound by 'Mayes Garden', an estate of 48 alms-house properties, comprising of one and two-bed bungalows and apartments. Residential properties adjoin the eastern and western boundaries of the Site. The southern boundary of the Site is formed by Snell Street, beyond which is a 4-storey residential block, on the opposite side of Snell Street.



^ Figure 2.3

Accessibility

- 2.6 The Site is currently accessed off Snell Street, which provides further access to Harrison Street to the north and Oswald Street to the south.
- 2.7 The Site is located in a highly sustainable location, with New Islington Tram stop situated 0.15km, less than a 2-minute walk, to the north; and Manchester Piccadilly Railway Station located 1km to the west of the Site.

Relevant Planning Policy

- 2.8 **Figure 2.4** below illustrates the relevant site-specific planning policy allocations (taken from the MCC Interactive Map website¹).
- 2.9 The Site is identified by the red dot, is located within the Regional Centre (MCC Policy EC3), within East Manchester (MCC Policies EC5 and H4). These policies are presented in more detail in **Chapter 4**.
- 2.10 The Site is also located adjacent to a 'Major Recreational Route' and the 'River Medlock River Valley', as well as 0.1 miles south from a 'Major Road Rail Environmental Improvement Corridor'.

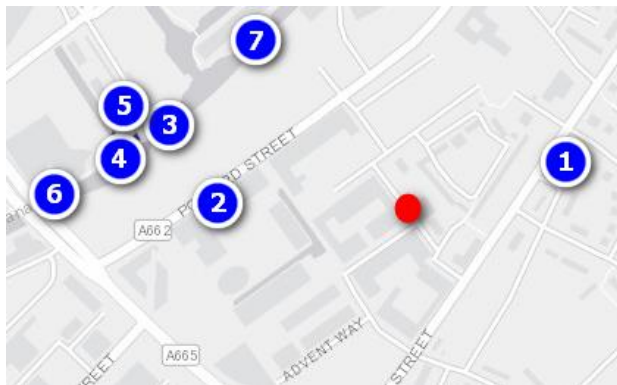


^ Figure 2.4

- 2.11 The Site is not located in a Conservation Area, however there are several Grade II Listed Buildings located within the vicinity of the Site as identified in **Figure 2.5** overleaf (Site marked by red dot):
1. Former Church of All Souls, Grade II

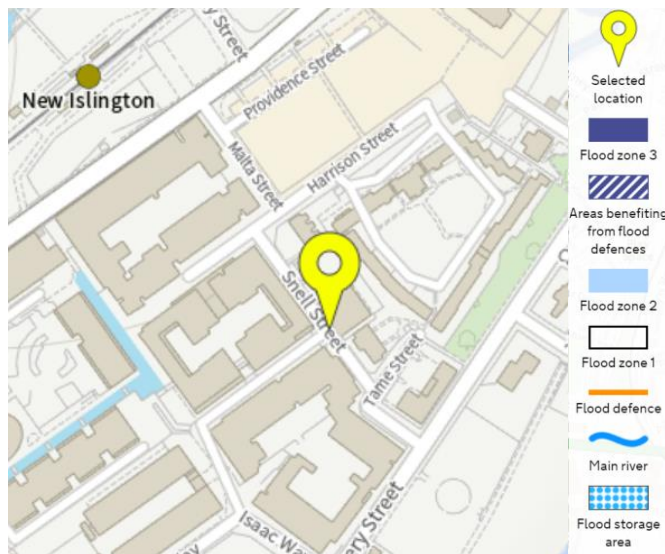
¹<https://mcr-council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>

2. Cooperative Warehouse, Grade II
3. Ashton Canal Lock Number 2, Grade II
4. Ashton Canal Lock Keepers Cottage, Grade II
5. Ashton Canal Towpath Bridge, Grade II
6. Ashton Canal Lock Number 1, Grade II
7. Ashton Canal Lock Number 3



^ Figure 2.5

- 2.12 Having consulted the Environment Agency website, the Site is in Flood Zone 1, which means there is a low probability of flooding; as illustrated in **Figure 2.6** below.



^ Figure 2.6

Planning History

- 2.13 Following a search on MCC's website, **Table 2.1** below sets out the Planning History for the Site.

Reference	Address	Description	Status
058017/OO/North2/99	Land at Great Ancoats Street, Every Street, Pollard Street, Ancoats	Commercial development comprising Class A1 retail use and Class A3 Food and Drink uses, after demolition of existing buildings	Withdrawn 11 Sept 2000
025421	Land bound by Snell Street, Harrison Street, Buckland Street, Beswick	City Council Development – Permanent landscaping and extension to service yard	Approved 14 Nov 1985
022591	Vacant land bound by Snell Street, Harrison Street and Buckland Street, Ancoats	City Council Development – Construction of a landscaped car park for 18 cars and extension to the adjoining service yard	Approved 02 Oct 1984

^ Table 2.1

- 2.14 Having introduced the Site and surroundings, **Chapter 3** will provide details of the Proposed Development.

3. The Proposed Development

Application Proposals

Layout

- 3.1 The Proposed Development comprises the demolition of an existing single storey warehouse and erection of 9no. 3-storey dwellings with associated parking. **Figure 3.1** below shows the Proposed Site Layout, prepared by Calderpeel Architects.



^ Figure 3.1 (not to scale)

- 3.2 The Proposed Development will incorporate two House Types, House Type A and House Type A+, each of which will provide 4no. bedrooms and will be 3 storeys in height.
- 3.3 Both House Types will feature the same ground floor plan, which has been designed to provide the main living-space which will comprise the kitchen, dining and living room, and a WC; the living room will also have direct access to the proposed patio area, at the rear of the property.
- 3.4 The front elevations have been designed to ensure a harmonious street frontage and the first floor of House Type A will accommodate 2no. bedrooms (one with an en-suite), a study and a bathroom. The second floor of House Type A will provide 2no. bedrooms, each with an en-suite and a terrace area, accessed from the bedroom at the rear of the property.
- 3.5 House Type A+ will have a similar floor layout on the first and second floors, without the en-suite to one of the bedrooms on the first floor, and without the terrace area (accessed from the rear bedroom) on the second floor.
- 3.6 As shown on the roof plans, a roof terrace will be provided to the rear of all the properties, with a 'wildflower blanket' proposed to the front of each dwellinghouse, alongside PV roof tiles.
- 3.7 The Accommodation Schedule for the two House Types is shown overleaf in **Table 3.1**.

House Type	No. of Properties	Stories	No. of Bedrooms	Area per Property	Car Parking
House Type A	7	3	4	1,504 sqft	Driveway (1 space per dwelling)
House Type A+	2	3	4	1,425 sqft	Driveway (1 space per dwelling)
Total	9	-	-	-	9

^ Table 3.1

Scale and Appearance

- 3.8 All of the 9no. properties will be 3 storeys, to respect and to provide a transition between the properties to the south of the Site which are predominantly between 5 and 8 storeys, and the properties to the north of the Site which are primarily 1 and 2 storeys in height.
- 3.9 The design achieves this transition through a stepped massing approach, maintaining privacy both from the taller residential block on the opposite side of Snell Street (to the south), and towards the dwellinghouses to the rear (north) of the Site.
- 3.10 The materials for the Proposed Development are contextual, sustainable and modern; featuring a balance between buff brick and dark brass coloured powder coated aluminium cladding. The proposed PV Panels, native vegetation green roof, and bespoke bin and bike storage with an integrated planter will also soften the appearance of the scheme, whilst providing an attractive solution to the street scene.
- 3.11 **Figure 3.2** below provides an image of the front elevation of the Proposed Development, facing on to Snell Street.



^ Figure 3.2

Access

- 3.12 Access to the 9no. dwellings will be provided from Snell Street, and each property will have its own driveway, with space for one car parking space (including an Electric Vehicle (EV) charging point) and cycle storage. The footway along Snell Street will be reinstated with dropped kerbs, providing the across site frontage.

- 3.13 The Site is positioned in a sustainable location, just under 1km to Manchester Piccadilly Railway Station, providing wider access to Greater Manchester and beyond.

Landscaping

- 3.14 The proposed landscaping will comprise both hard and soft landscaping features, with the rear of each property featuring a timber decking area, as well as native vegetation and a grassed garden along the boundaries.
- 3.15 The proposed landscaping seeks to enhance the biodiversity within the Site and as such each property will feature a green roof garden, there will be mixed native scrub and scattered trees across the Site, there will be climbing and hanging plants throughout the scheme, and integrated bat and bird boxes will be provided on the walls of each dwellinghouse.

Summary

- 3.16 The proposals are presented in further detail in the Design & Access Statement and Architectural Plans, prepared by Calderpeel Architects, submitted in support of the application.

Statement of Consultation

- 3.17 In accordance with local and national planning policy, the Applicant has engaged with neighbouring residents, via a letter, to inform them of the proposals for the Site, and to give them the opportunity to provide any comments or express concerns, ahead of the formal consultation that will take place from MCC.
- 3.18 A copy of the letter has been included within **Appendix 1** of this Statement.
- 3.19 **Chapter 4** will now outline the local planning policy considerations that should be taken into consideration when determining the planning application.

4. Local Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Site is located within the administrative control of MCC. The relevant Development Plan therefore comprises:
- MCC Core Strategy 2012-2027 ('CS'); and
 - The 'saved' policies of the Unitary Development Plan ('UDP').

Adopted Local Plan

MCC Core Strategy

- 4.3 The Manchester CS was adopted in July 2012 and is the key, overarching Development Plan Document ('DPD') within the Local Development Framework ('LDF'). The CS has replaced significant elements of the Manchester UDP, and the CS is the document that sets out the long-term strategic policies for Manchester's future development.
- 4.4 The policies relevant to the Proposed Development are summarised in **Table 4.1** below.

Policy	Summary
Policy SP1: Spatial Principles	Policy SP1 states that the Regional Centre (where the Site is located) will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.
Policy EC2: Existing Employment Space	The Policy states that the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that the existing use is unviable, it is incompatible with adjacent uses, or on balance proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
Policy EC3: The Regional Centre	Policy EC3 sets out the types of development that are encouraged in the Regional Centre, specifically stating that housing is an appropriate use within the Regional Centre, although this should complement the development of mixed-use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.
Policy H1: Overall Housing Provision	Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027; predominantly to be provided in the North, East, City Centre and Central Manchester. The Policy states that 90% of residential development will be on previously developed land.
Policy H2: Strategic Housing Location	The Site is located just within the border of the Strategic Housing Location, a key location for new residential development throughout the plan period, to the east and north of Manchester City Centre. Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing potential for significant regeneration benefits. Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure, as set out in the Energy Policies (EN4 - EN7).
Policy H4: East Manchester	Policy H4 states that East Manchester will assist with the delivery of around 30% of new residential development (approximately 8,280 residential units) between 2009-2027. It is noted that priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include New Islington (where the Site is located).

Policy T1: Sustainable Transport	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: ▪ Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. ▪ Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. ▪ Improve pedestrian routes and the pedestrian environment. ▪ Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. ▪ Take account of the needs of road users accordingly to a broad hierarchy consisting of, in order of priority: 1. Pedestrians and disabled people 2. Cyclists, public transport 3. Commercial access 4. General off-peak traffic General peak-time traffic.
Policy T2: Accessible Areas of Opportunity and Needs	The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Corridor and Hospitals and the Airport, and is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities.
Policy EN1: Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The Site is located within the Central Arc which comprises predominantly 1960's social housing estates and zoned industrial areas bisected by the transport network largely resulting from the comprehensive redevelopment of the past. It is noted that much of the Central Arc is experiencing regeneration and the Policy states that the opportunity exists for development on a large scale using innovative urban design Solutions.
Policy EN3: Heritage	Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through several actions, including the requirement for all new development to follow the principle in the Energy Hierarchy.
Policy EN5: Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure	This Policy identifies several locations, including the Regional Centre and Strategic Housing Location (where the Site is located), that have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available.
Policy EN6: Target Framework for CO2 reductions from low	Applications for residential development of 10 or more units will be expected as a minimum to meet the targets set out in this policy unless this can be shown to be not viable. This should be demonstrated through an Energy Statement. This Energy

or zero carbon energy supplies	Statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN8: Adaptation to Climate Change	All development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN14: Flood Risk	In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding, this should take account of all sources of flooding identified in Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
Policy EN15: Biodiversity and Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity or geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.
Policy EN16: Air Quality	The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and Manchester Airport.
Policy EN17: Water Quality	With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: ▪ Development should avoid any adverse impacts on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological. ▪ Development should minimise surface water run-off from development and associated roads, and minimise groundwater contamination, and to avoid pollutants reaching watercourses. ▪ Development close to a water course should also ensure that waste or litter cannot enter the watercourse from the site. Development should, where feasible and appropriate, see to open up and culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.
Policy EN18: Contaminated Land and Ground Stability	The Council will give priority for the remediation of contaminated land to strategic locations as identified in the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.
Policy EN19: Waste	The Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
Policy DM1: Development Management	All development should have regard to the following specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and green infrastructure.
Policy PA1: Developer Contributions	Where needs arise as a result of development, the Council will seek to secure planning obligations, which they could seek contributions for the following with priority assessed on a site by site basis – affordable housing, education, health and wellbeing facilities, community facilities, provision of green infrastructure, public realm improvements, protection or enhancement of cultural heritage and environmental value, safety and

	security improvements, training and employment initiatives, highway improvements, or climate change mitigation/ adaptation.
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^ Table 4.1

Saved Policies of the Manchester Unitary Development Plan

- 4.5 A large number of the policies set out in the UDP adopted in July 1995 were ‘saved’ in 2012 and are still in effect today. The policies relevant to the Proposed Development are summarised in **Table 4.2** below:

Policy	Summary
Policy DC7: New Housing Development	The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play.
Policy DC19: Listed Buildings	In determining planning applications that could have 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 protect their general setting.
Policy DC26: Development and Noise	The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. The effect of new development proposals which are likely to be generators of noise; and b. The implications of new development being exposed to existing noise sources which are effectively outside planning control. New noise-sensitive developments (including large-scale changes of use of land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to them not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this Policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future. Where the Council believe that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily.

^ Table 4.2

Supplementary Planning Documents and Planning Guidance

- 4.6 In addition, MCC has also adopted a number of Supplementary Planning Documents (‘SPD’), which will be considered in turn below.

Guide to Development in Manchester SPD

- 4.7 The Guide to Development in Manchester SPD was adopted in April 2007 and the SPD sets out the design principles and standards that the City Council expects new development to achieve. The key principles and standards relevant to the Proposed Development are set out in **Table 4.3** below:

Guidance	Summary
Building heights are to be carefully considered	It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects.

Guidance	Summary
New developments should maximise access for disabled people	The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.
Environmental Standards	The Council is committed to making Manchester 'the Greenest City in Britain' so developers are expected to submit a Statement on how their proposal will achieve the environmental standards required.

^ Table 4.3

Manchester Residential Quality Guidance

- 4.8 MCC has prepared the Residential Quality Guidance (July 2016) for use by architects and developers, to seek to achieve design excellence in all new housing to be built in the City. The document is a material consideration in the determination of planning applications, providing guidance on a range of details including minimum space standards and high environmental standards.
- 4.9 The guidance states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration is to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Other Relevant Planning and Regeneration Documents

Residential Growth Strategy

- 4.10 Manchester's Residential Growth Strategy recognises the critical relationship between housing and economic growth. The right mix of housing is needed to support growth and ensure that the growing population can live and work in the City and enjoy a good quality of life.
- 4.11 The Strategy sets out six housing growth priorities to meet the City's ambitions for sustainable growth in terms appropriate locations, type, quality and sustainability credentials as well as anticipating 25,000 homes will be built over the next ten years from 2015 until 2025.
- 4.12 The Strategy provides a framework for action and will be followed by a detailed implementation plan that sets out the short to medium term actions that the City will take to deliver these priorities.

Ancoats and New Islington Neighbourhood Development Framework (November 2016)

- 4.13 The purpose of the Ancoats and Islington Neighbourhood Development Framework ('AINDF') is to guide the positive regeneration of the area and deliver an attractive and successful residential-led neighbourhood. The Core Development goals of the AINDF include:
- To provide for a range and mix of residential accommodation in a high quality and well managed environment that will ensure the emergence of a vibrant new neighbourhood of choice.
 - New development should exploit the area's locational advantage – its proximity to the city centre and key regeneration projects, combined with the area's heritage assets.

Manchester City Centre Strategic Plan 2015 - 2018 (2016)

- 4.14 The Strategic Plan includes a new city centre boundary that responds to the rapidly evolving economic geography of Manchester City Centre. As both the economy and population of Manchester have grown, large scale mixed-use developments incorporating commercial, residential and leisure uses are driving change at its boundaries - including Ancoats and New

Islington to the east. The city centre boundary has therefore been extended to recognise the contribution of former 'peripheral' areas and their relationship with the city centre.

- 4.15 The expansion of the city centre reflects a key imperative of Manchester's Strategy which is to drive the creation of sustainable neighbourhoods of choice which support economic growth and improve quality of life in these areas.
- 4.16 This extension means that Ancoats and New Islington will rapidly evolve into a desirable city centre residential offer as well as a destination in their own right.
- 4.17 The 2016 Strategic Plan recognises that Ancoats and New Islington are increasingly growing in popularity as places to live. The Strategic Plan outlines Ancoats and New Islington as an opportunity to deliver a range of housing tenures to meet demand. In addition, this range in housing offer should provide the flexibility and affordability that many city centre residents require.

East Manchester Strategic Regeneration Framework 2008-2018

- 4.18 The East Manchester Strategic Regeneration Framework ('SRF') 2008-2018 encompasses the Ancoats, Miles Platting, Beswick, Openshaw, Clayton, Newton Heath, and Gorton neighbourhoods of East Manchester. The SRF establishes principles and objectives to secure long-term, successful and sustainable regeneration. Specifically, it sets out a strategic vision for the neighbourhoods to become attractive places to live that are supported by well-functioning schools, good quality facilities and a reinvigorated housing market.
- 4.19 In terms of housing, one of the aspirations of the SRF is to provide higher quality family housing. The current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.
- 4.20 The SRF promotes neighbourhood-focused growth through the provision of high-quality housing and services to give existing and new residents the confidence to raise their families in the neighbourhoods in East Manchester. The key actions for housing development have been identified as:
 - Prioritise development of high-quality, owner occupied family housing;
 - Promote neighbourhood development; and,
 - Promote family residential neighbourhoods and discourage apartment development.
- 4.21 The SRF's goal for New Islington, where the Site is located, remains to establish New Islington as a national and international exemplar of edge-of-city-centre, mixed-use development.

Statement of Community Involvement

- 4.22 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ('SCI') which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.

Greater Manchester Documents

Places for Everyone

- 4.23 Places for Everyone is the Plan being brought forward by nine of the ten local authorities in Greater Manchester, to deliver an ambitious joint development strategy for the city-region, following the decision of Stockport Council to withdraw from the Greater Manchester Strategic Framework ("GMSF") at the end of 2020.
- 4.24 Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils will form a joint committee to develop a long-term plan for jobs, new homes, and sustainable growth across their boroughs.

- 4.25 Places for Everyone seeks to map out where development can take place in areas connected by sustainable transport links, creating new homes and jobs for people across the city-region and laying the foundations for new investment and innovation.
- 4.26 Once complete, Places for Everyone will set out the scale and distribution of housing and employment growth across the conurbation for the next 20 years. It will identify strategic land allocations for housing and employment and also key infrastructure requirements to support this growth. It would also be a key tool in meeting Greater Manchester's ambition to become carbon neutral by 2038.
- 4.27 It is anticipated that a version of the Plan will be issued for consultation by the end of 2021, it is therefore not considered to have any material weight in the determination of this application.
- 4.28 **Chapter 5** will now introduce the relevant national planning policies.

5. National Policy Considerations

- 5.1 As outlined in **Chapter 4**, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.
- 5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

- 5.3 The revised National Planning Policy Framework ('NPPF') was published by the Ministry of Housing, Communities & Local Government ('MHCLG') in February 2019 and is a significant material consideration in planning decisions.

Introduction (Section 1: ¶ 1 to 6)

- 5.4 The NPPF Introduction (Section 1) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other developments can be produced. The policies in the NPPF should be taken into account in dealing with applications from the day of its publication (Paragraph 212).

Achieving Sustainable Development (Section 2: ¶ 7 to 14)

Three Overarching Objectives

- 5.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that objectives can be taken to secure net gains across each of the different objectives. These objectives are defined as follows:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.6 Importantly the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in so doing '*take local circumstances into account, to reflect the character, needs and opportunities of each area*'.

Presumption in favour of sustainable development

- 5.7 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 7], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 6]; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Decision-making (Section 4: ¶ 38 to 58)

- 5.8 Section 4 of the NPPF provides guidance regarding the decision-making process. It states, in Paragraph 38, that Local Planning Authorities should approach decisions on proposed development ‘in a positive and creative way’ and should look to use the full range of planning tools to secure developments ‘that will improve the economic, social and environmental conditions of the area.’

Delivering a sufficient supply of homes (Section 5: ¶ 59 to 79)

- 5.9 Section 5 of the NPPF states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward 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.
- 5.10 Paragraph 67 states that planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period; and
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 5.11 The delivery of ‘small and medium sized sites’ are also promoted in Paragraph 68 of the NPPF on the basis that they can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Promoting healthy and safe communities (Section 8: ¶ 91 to 101)

- 5.12 Section 8 seeks to achieve healthy, inclusive and safe places which:
- “a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Promoting sustainable transport (Section 9: ¶ 102 to 111)

- 5.13 Section 9 seeks to ensure that sustainable transport modes are promoted through both the plan making process as well as in the determination of planning applications.

- 5.14 Paragraph 102 states that transport issues should be considered at the earliest stage of plan making, and Paragraph 103 advises that the planning system should actively manage patterns of growth, including limiting the need to travel, offering a genuine choice of modes, as well as helping to reduce congestion and emissions to improve air quality and public health.
- 5.15 Paragraphs 105-107 provide guidance in relation to car parking policies and confirms that local set standards should take account of accessibility; type, mix and use of the development; availability of public transport; local car ownership levels; and the need for adequate spaces where electric cars can be charged.
- 5.16 In terms of decision-making, Paragraph 108 confirms that proposals should be assessed on the basis that there are appropriate opportunities to promote sustainable transport modes, safe and suitable access, and that any significant impacts on the highway network or on highways safety can be cost effectively mitigated.
- 5.17 Importantly Paragraph 109 states:
- “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 5.18 In light of this, Paragraph 110 states that development should give first priority to pedestrian and cycle movements as well as high quality public transport; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods and access by emergency service vehicles; and, be designed to allow for electric cars to be charged.

Making effective use of land (Section 11: ¶ 117 to 123)

- 5.19 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions.
- Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that ‘makes as much use as possible of previously-developed or ‘brownfield land’ [in line with Footnote 44]’.

Achieving well-designed places (Section 12: ¶ 124 to 132)

- 5.20 Section 12 of the NPPF provides design guidance and states that *“the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.”*
- 5.21 Paragraph 127 is noteworthy and states that planning policies and decisions should ensure that developments:
- a) 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;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Meeting the challenge of climate change, flooding and coastal change (Section 14: ¶ 148 to 169)

- 5.22 Section 14 sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.
- 5.23 Paragraphs 150-152 sets out guidance for ensuring climate change is taken into account in the plan-making process. Paragraph 153 states: *“In determining planning application, local planning authorities should expect new development to:*
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*

Conserving and enhancing the natural environment (Section 15: ¶ 170 to 183)

- 5.24 Paragraph 170 sets out that planning policies and decisions should contribute to and enhance the natural and local environment.
- 5.25 The NPPF states that plans should protect and enhance biodiversity and geodiversity. Paragraph 175 goes on to state that Local Planning Authorities should apply the following principles when determining planning applications:
- “a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and*
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”*
- 5.26 In terms of ground conditions and pollution the NPPF states in Paragraph 178 that planning policies and decisions should ensure that a *“site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination”*.
- 5.27 Paragraph 180 of the NPPF states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well

as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Conserving and enhancing the historic environment (Section 16: ¶ 184 to 202)

- 5.28 Paragraph 189 states 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.29 Having introduced the Application Site and the Proposed Development along with the relevant Local and National Planning Policy, **Chapter 6** will now present the significant benefits that will be derived by the Proposed Development

6. Appraisal of Planning Policy Compliance

6.1 Having introduced the Site, along with the Development Plan, and other relevant material considerations it is prudent to outline in this Chapter the suitability of the Proposed Development in planning terms.

6.2 The following matters will be considered in turn:

- Principle of Residential Development
- Commitment to High Quality Design and Public Realm
- Impact on Residential Amenity
- Assessment of Transport Impacts
- Other Technical Considerations

Principle of Residential Development

Loss of Employment Land

6.3 CS Policy EC2 states that alternative uses will be supported on previous employment sites, where it can be demonstrated that the existing use is unviable, it is incompatible with adjacent uses, or on balance, the proposals offer greater benefits in terms of the Core Strategy's vision.

6.4 Section 11 of the NPPF focusses on making effective use of land, specifically stating that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or brownfield land. Moreover, CS Policy H1 recognises that 90% of residential development within Manchester will be on previously developed land.

6.5 The existing warehouse on the Site has been vacant for c. 1 year and as such the Site is not in an active employment use, nor has there been any demand to re-occupy the warehouse within the last year. As illustrated on Page 7 of the Design and Access Statement, the immediate surrounding context of the Site is residential and the existing warehouse currently appears out of place, within the predominantly residential area.

6.6 The Proposed Development will bring life to a currently underutilised and vacant plot of brownfield land, it is therefore considered that the principle of redeveloping the Site for a more effective, residential use, should be supported, in accordance with CS Policies EC2, H1 and Section 11 of the NPPF.

Contribution to Housing Land Supply

6.7 The Site is located in a predominantly residential area, within the Regional Centre, which CS Policy SP1 identifies as a location suitable for high-quality city living, as well as commercial, business and service uses.

6.8 CS Policies EC3 and H4 further establish that the Regional Centre will generally be a location where higher density residential development is appropriate, adjacent to the city centre. The Site is located within 'East Manchester', within the Regional Centre, so priority will be given to family housing and other high-value, high-quality development that can be sustained, an aspiration also set out within the East Manchester SRF.

6.9 The Site is located within the 'Strategic Housing Location' which is recognised in CS Policy H2 as a key location for new residential development throughout the plan period. The AINDF also seeks to provide for a range and mix of residential accommodation in a high-quality well managed environment, a principle also reflected within the Manchester City Centre Strategic Plan.

6.10 It is therefore considered that the Site is suitably located to accommodate 9no. 3 -storey dwellinghouses, providing an alternative to the residential market available in this area, with each property providing 4 bedrooms, a garden and a driveway, all of which are elements

suitable to accommodate family housing, on the edge of Manchester City Centre. In line with Manchester's Residential Growth Strategy, the Proposed Development will also support growth of Manchester and ensure that the growing population can live and work in the City, whilst enjoying a good quality of life.

Regeneration Benefits

- 6.11 The Proposed Development will positively enhance the appearance of the Site and its surrounding area, providing an improved 'address' to Snell Street which will ultimately open up natural surveillance within the surrounding context.
- 6.12 The existing warehouse has not been occupied over the last year and as such the Proposed Development will increase footfall around this area, bringing life to East Manchester, a destination where future residents will be able to live, work and socialise.
- 6.13 Section 5 of the NPPF sets out the importance of a sufficient amount and variety of land coming forward where it is needed, in order to deliver a sufficient supply of homes. Specifically, Paragraph 68 promotes the delivery of small to medium sized sites that can make an important contribution to meeting the housing requirement of an area, as they are often built-out relatively quickly.
- 6.14 In line with this principle for small to medium sized sites, it is anticipated that the Proposed Development will be built out in just 70 weeks (c. 16 months) (as set out in the Site Construction Management Plan), which will contribute in the short-term, towards MCC delivering a sufficient supply of homes and delivering regeneration benefits to this area of New Islington.

Summary

- 6.15 In light of the above, it is deemed that the principle of residential development for the Site is acceptable and it would be delivered in accordance with the overarching objectives of the NPPF and the provisions of MCC CS Policies H1, H2, H4, SP1, EC2 and EC3, as well as supporting documents such as the East Manchester SRF, AINDF, Manchester's Strategic Plan and the Residential Growth Strategy.

Commitment to High Quality Design and Public Realm

- 6.16 Section 8 of the NPPF seeks to achieve healthy, inclusive and safe places and Section 12 of the NPPF provides design guidance, stating that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 6.17 In respect of design, CS Policy EN1 expects all development in Manchester to follow the principles of urban design and identifies the Site within the 'Central Arc' which is acknowledged to be experiencing regeneration. UDP Policy DC7 states that all new family housing will be expected to be designed so as to be safe areas within which children can play.
- 6.18 Manchester's Guide to Development SPD states that it is important that new developments are of an appropriate height, having regard to location, character of the area, specific site circumstances and local effects.
- 6.19 The Proposed Development has been designed to deliver a high-quality scheme, on the edge of Manchester City Centre. As set out in the Design and Access Statement, the fundamentals of the Proposed Development have been directly influenced by the needs of the area and the principles set out in the Manchester Residential Design Guidance. Specifically, the height and massing of the scheme has evolved over time and the proposed stepped back approach ensuring the properties provide a gradual transition between the high rise dense urban nature (to the west of the Site) and the low-rise residential grain (to the east of the Site).
- 6.20 Each property also has access to a private rear garden, providing sufficient safe areas for children to play, as in accordance with UDP Policy DC7. The proposed materials have been chosen in order for the Proposed Development to be contextual to its surroundings, whilst also being sustainable and modern.

- 6.21 The Manchester Residential Quality Guidance states that space standards within dwellings should comply with the Nationally Described Space Standards, as a minimum, and particular consideration should be given to the planning and layout of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The proposed dwellings have been influenced by Manchester's emerging space standards, and Nationally Described Space Standards, and all areas of the Proposed Development exceed current standards.
- 6.22 CS Policy EN19 requires all developers to demonstrate consistency with the principles of the waste hierarchy. As illustrated on the Architectural Drawings, sufficient space will be provided on each driveway for suitable refuse storage. As required by MCC, a Waste Management Proforma has been submitted in support of the planning application, confirming that 4no. 240litre wheelie bins will be provided per property, and these will be enclosed within an attractive bin store, to the front of each dwellinghouse.
- 6.23 CS Policy EN3 encourages development to complement and take advantage of the distinct historic and heritage features of specific districts and neighbourhoods. UDP Policy DC19 requires planning applications to consider any impact on buildings of Special Architectural or Historic Interest. The Proposed Development does not lie within a Conservation Area and the closest designated heritage asset (Former Church of All Souls, to the north east of the Site, accessed off Every Street) is located over 150 metres away, therefore the Proposed Development will not have a negative impact on the surrounding area's designated heritage assets, in accordance with CS Policy EN3 and UDP Policy DC19.

Summary

- 6.24 It is concluded that the Proposed Development will provide a healthy, inclusive and safe place for all future and existing residents, which has been designed to the highest quality to reflect the character of the local area, in accordance with the principles set out in the NPPF, Manchester's Guide to Development SPD, Manchester's Residential Quality Design, CS Policies EN1, EN3, EN19, and UDP Policies DC7 and DC19.

Residential Amenity

- 6.25 Section 12 of the NPPF relates to achieving well-designed places and states that planning decisions should ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.26 CS Policy DM1 identifies several development management principles with regards to effects on residential amenity including noise, vibration, air quality, privacy, and light; each of which will be considered in turn below.

Noise

- 6.27 Section 15 of the NPPF states that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, which can be due to noise impacts. This is also a consideration in CS Policy DM1 which states that all development should have regard to specific issues, including effects on amenity such as noise.
- 6.28 UDP Policy DC26 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.
- 6.29 Hann Tucker Associates have therefore been commissioned to undertake an environmental Noise Survey and to assess any potential impact on the Proposed Development from environmental sources, in order to ensure compliance with national and local requirements.
- 6.30 As set out within the Noise Assessment that has been submitted in support of the application, it concludes that acceptable internal noise levels can be achieved in rooms facing the rear façade, through the use of openable windows; acceptable internal noise levels in all rooms can be achievable with appropriately specified acoustic double glazing and the use of acoustic

ventilator openings. Furthermore, noise levels in the external amenity areas, to the rear of the properties, are expected to achieve the desired criteria.

- 6.31 A Site Construction Management Plan ('SCMP') has been prepared by Colbre Projects Ltd, which confirms the site working hours will be 08.00 – 18.00 on the weekdays, and 08.00 – 14.30 on weekends; this is considered appropriate due to the residential nature of the surrounding area.
- 6.32 The SCMP also confirms that noise and vibration will be monitored throughout the construction phase, and Colbre Projects will be consulting with ADC Acoustics (environmental noise specialists), as necessary.
- 6.33 It is evident that the Proposed Development will not result in any unacceptable impacts on the health (i.e. effects of pollution on health) of its future occupiers or existing neighbours, and the proposals accord with the principles set out in the NPPF, CS Policy DM1 and UDP Policy DC26.

Air Quality

- 6.34 Section 15 of the NPPF establishes that planning decisions should contribute to and enhance the natural and local environment, by preventing new development from contributing to, or being adversely affected by unacceptable levels of air pollution.
- 6.35 CS Policy EN16 states that the Council will seek to improve the air quality within Manchester, particularly within Air Quality Management Areas. CS Policy DM1 highlights air quality as an issue that should be regarded within development management.
- 6.36 The Site is not located within an Air Quality Management Area and due to the scale of the Proposed Development, it is not considered that the operational phase of development will have any unacceptable levels of air pollution.
- 6.37 In respect of dust and air quality, the SCMP confirms that the site team will visually monitor the dust on site daily, as well as using extraction and ventilation to any areas exposed to high levels of dust.
- 6.38 The proposals therefore accord with the principles of the NPPF and CS Policies EN16 and DM1.

Sunlight and Daylight

- 6.39 Given the Site is in close proximity to existing residential properties, a Sunlight and Daylight Assessment has been prepared by GIA in order to consider the impacts of the Proposed Development, on the levels of sunlight and daylight for existing and future residents.
- 6.40 The Assessment has considered the impacts of the Proposed Development, on several properties within 'Mayes Gardens', to the rear of the Site, and properties within 'Advent One - Three', the residential apartment buildings on the opposite side of Snell Street.
- 6.41 As set out in more detail within the Report, the Building Research Establishment ('BRE') targets are intended to be considered flexibly and across all of the buildings assessed, any impact will only be 'isolated' and 'minor'. Whilst there are deviations from the BRE targets, the Report sets out how they are to bedrooms rather than the main living-kitchen diners, or they are only marginally outside the levels recommended in the BRE sub-urban developments.
- 6.42 The BRE also states that the availability of sunlight to main back gardens should be reviewed; the Assessment confirms that the orientation, height and mass of the Proposed Development is such that there will be no meaningful prospect of adverse overshadowing impacts on nearby residential gardens and as such no formal overshadowing assessment is necessary.
- 6.43 The Assessment concludes that overall, the surrounding properties will continue to exhibit good levels of daylight and sunlight once the Proposed Development has been constructed, and as such, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

Privacy and Overlooking

- 6.44 The Proposed Development provides a transition between the high-rise urban grain to the south, and low-rise residential area to the north; the design achieves this through a stepped massing approach to the rear of the properties. Furthermore, the two different House Types have been designed to ensure there is adequate privacy for existing and future residents, with no detrimental impacts on overlooking. This has been designed using deep insert balconies provided to the rear of the Type A properties, whilst Juliet balconies will be provided to the rear of the Type A+ properties, on the northern end of the Site.
- 6.45 The stepped massing elements of the design seeks to maintain privacy from both the taller residential buildings and respects the privacy of existing residents within the dwellinghouses to the rear of the Site. At the closest point, there will be 14.7 metres between the Proposed Development and the properties to the rear, reaching up to a 17.3 metres distance at the widest point.
- 6.46 These distances reflect the built-up nature of the surrounding area, specifically given there is under c.10 metres between a property within Mayes Gardens and the residential apartment block that is situated on the corner of Snell Street and Harrison Street (to the immediate north of the Site). Overall, the scheme has been designed to retain the privacy of neighbouring properties, whilst respecting the Site's urban location within the Regional Centre, on the edge of Manchester City Centre.

Summary

- 6.47 It is evident that the Proposed Development has suitably considered the health, well-being and amenity of existing and future residents; it is not considered to cause any detrimental impacts either throughout the construction phase, or once the development is fully occupied, as in accordance with the principles set out in the NPPF, CS Policies DM1 and EN16, and UDP Policy DC26.

Assessment of Transport Impacts

- 6.48 Section 9 of the NPPF seeks to ensure that sustainable transport modes are promoted through the determination of planning applications. CS Policy DM1 requires all development to have regard to several matters, including effects on road safety, accessibility, and traffic generation.
- 6.49 CS Policy T1 establishes that the Council will encourage proposals that support the delivery of a sustainable and high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking. CS Policy T2 also states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers.
- 6.50 As set out in the Transport Note prepared by SKTP, the accessibility analysis shows that the Site is well located to allow residents to easily access key activity destinations in Manchester City Centre and beyond, by sustainable transport modes, including frequent bus, tram and train services. Specifically, the Site is located just 0.15km from the New Islington Tram Stop, and just 1km from Manchester Piccadilly Railway Station.
- 6.51 The Proposed Development provides 100% parking provision, and each dwelling will be provided with an EV Charging Point, as well as a cycle parking space. The Transport Note demonstrates that the level of parking is more than sufficient to meet typical resident requirements and that the local parking controls will remove amenity and road safety effects. Further, the Traffic Impact and Road Safety Assessments show that the Proposed Development will not have any impact on highway operation or road safety patterns.

Summary

- 6.52 It is concluded that given the Proposed Development will generate an insignificant level of traffic and there will be no severe impact on highway operation or unacceptable effects on road safety,

the Proposed Development meets the requirements of the NPPF and MCC CS Policies DM1, T1 and T2.

Other Technical Considerations

Energy and Sustainability

- 6.53 Section 14 of the NPPF sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate. CS Policies EN4, EN5 and EN6 have an overarching goal to reduce CO2 emissions by enabling low and zero carbon developments, and specific locations have been identified that have a major role to play in achieving this overarching goal. Furthermore, CS Policy EN8 specifically states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- 6.54 Given the planning application only seeks permission for 9no. dwellinghouses, it does not meet the threshold for development that must adhere to CS Policy EN6, despite this, an Energy and Environmental Standards Statement ('EESS') (prepared by Novo) has still been prepared to demonstrate how the scheme will incorporate building fabric enhancement, above current Building Regulation requirements, and renewable technologies to increase the energy efficiency of the building.
- 6.55 Specifically, the EESS sets out how the Proposed Development will exceed the targets set out in CS Policy EN6, which seek to reduce CO2 emissions.

Summary

- 6.56 Further information is available in the submitted EESS, which demonstrates that the proposals comply with the principles set out in the NPPF and that the requirements set out in CS Policies EN4, EN5, EN6 and EN8 have been met.

Ecology and Biodiversity

- 6.57 Section 15 of the NPPF sets out that planning policies and decisions should contribute to and enhance the natural and local environment. Specifically, Paragraph 175 states that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 6.58 CS Policy EN15 states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site.
- 6.59 Dunelm Ecology Ltd were commissioned to undertake an Ecology Survey of the Site, to identify whether bats are using the existing building and trees on the Site, and if so, to establish the species and numbers of bats present, and type of roost; consideration was also given for the potential presence of other protected species such as breeding birds.
- 6.60 The Survey concluded that the two trees on Site have low bat roost potential and there would be no adverse impacts on bats if the trees were to be sectionally felled. There was also no evidence that the existing building on the Site is used by roosting bats. It has however been recommended that further Surveys are undertaken as gaps at the gable ends of the existing building provide suitable roosting habitat, meaning the possibility of a summer non-breeding bat roost (low conservation value), occasionally used by solitary or low numbers of bats, should not be discounted.
- 6.61 The Applicant therefore seeks to undertake these further Surveys, in early May 2021 (they can only be undertaken between May and August), prior to the demolition of the existing building. Also in accordance with the recommendations of the Survey, any vegetation clearance will take place outside of the breeding bird season which lasts from March to August inclusive, given that woody vegetation growth provides nesting habitat for breeding birds.

- 6.62 As set out in the Architectural Drawings and the Design and Access Statement, the Proposed Development will include bat and bird houses within the roof parapet bricks, and habitat will be recreated through the planting of mixed native shrub and scattered trees around the periphery of the Site. The proposals also comprise the planting of native vegetation on the green roofs of each dwellinghouse, and the proposed planting of climbing plants on the ground floor will provide shelter and foraging opportunities for local wildlife.

Summary

- 6.63 It is therefore evident that the biodiversity value of the Site will be retained and enhanced throughout the Proposed Development, meeting the requirements of the NPPF and CS Policy EN15.

Trees

- 6.64 Section 15 of the NPPF establishes that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, including the benefits of trees and woodlands.
- 6.65 An Arboricultural Impact Assessment ('AIA') and Method Statement has been undertaken by Lally Tree Management and submitted in support of the planning application. As set out in the Reports, there are no Tree Preservation Orders within the Site, and the Site is also not located within a Conservation Area; as such, any works to trees within the site boundary would not require planning permission.
- 6.66 The AIA sets out that the vegetation to the front of the Site is currently overgrown and has a 'low amenity value', there are also several Birch Trees to the rear of the Site that have 'moderate amenity value'.
- 6.67 The AIA further establishes that the Proposed Development will require the removal of 6no. Category C trees, that currently exist along the boundary of Snell Street (stated to have a low amenity value); and the proposals will enable the retention of the trees to the rear of the proposed properties, considered to have a moderate amenity value, each of which will be protected by protective fencing throughout the construction period.

Summary

- 6.68 It is therefore concluded that the Proposed Development recognises the importance of the existing trees to the rear of the Site, and they will be adequately protected throughout the construction phase, further supporting wildlife opportunities once the development has been delivered, in accordance with the principles set out in the NPPF.

Land Contamination

- 6.69 Section 15 of the NPPF establishes that planning decisions should ensure that a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination. CS Policy EN18 also establishes that any proposal for development of contaminated land must be accompanied by a health risk assessment.
- 6.70 A Geo-environmental Site Investigation Report and Phase 1 Preliminary Risk Assessment has therefore been undertaken by GeoCon Site Investigations Ltd, and submitted in support of the planning application. The Phase 1 Surveys recommend that a suitable combined Phase II Environmental and Geotechnical Site Investigation is carried out at the Site to further establish the presence of any contamination at the Site, and to identify the ground conditions and provide details of their engineering properties, in order to facilitate foundation design for the Proposed Development.
- 6.71 The Phase II Site Investigations have therefore been commissioned and it is the Applicant's intention to submit the Phase II Report to the Council, once it has been completed.

Summary

- 6.72 Following this, the Proposed Development will respond to any further recommendations to ensure that the Proposed Development will not present any adverse impacts on health and quality of life from a land contamination perspective, in accordance with the principles set out in the NPPF and CS Policy EN18.

Flood Risk and Drainage

- 6.73 Section 14 of the NPPF sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change.
- 6.74 CS Policy EN14 establishes that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. CS Policy EN17 states that development should avoid any adverse impacts on water quality.
- 6.75 The Site is located in Flood Zone 1 which means there is a low risk of flooding, and there are no watercourses in the immediate vicinity of the Site so there will be no adverse impacts on water quality in the surrounding area.

Summary

- 6.76 The development will therefore be in accordance with the principles established in the NPPF and CS Policies EN14 and EN17.

7. Summary and Conclusions

- 7.1 The planning application seeks full planning permission for the redevelopment of a brownfield site, within East Manchester and the Regional Centre, an area that is identified as suitable for development.
- 7.2 The Proposed Development will provide 9no. residential dwellings within Manchester's Strategic Housing Location, a key location for new residential development. Each property will provide suitable accommodation for a family, a housing priority for East Manchester, including 4no. bedrooms, a driveway and private garden to the rear.
- 7.3 The Site is in a highly accessible location, with an excellent level of public transport provision in the vicinity of the Site, with New Islington Tram stop situated less than a 2-minute walk from the Site. Additionally, there are a wide range of amenities and services within Manchester City Centre, which is within walking and cycling distance of the Site.
- 7.4 The planning application has been supported by a comprehensive suite of technical documents, all of which demonstrate that there will be no detrimental impacts as a result of the Proposed Development, specifically relating to highways, ecology, residential amenity, noise, and trees.

Conclusions

- 7.5 As the Proposed Development comprises residential dwellings it is relevant to consider the proposals against the provisions of the 'presumption in favour of sustainable development' as outlined in Paragraph 11 (Section 2) of the NPPF. For decision-taking this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 7.6 As MCC have an up-to-date Development Plan, this is the starting point for decision making in this instance.
- 7.7 As outlined within **Chapter 6** of this Statement, the Proposed Development represents sustainable development and clearly accords with the Development Plan. Consequently, Paragraph 11c of the Presumption in Favour of Sustainable Development is engaged.
- 7.8 Accordingly, and as the Proposed Development will not result in any adverse impacts of granting permission, which would significantly and demonstrably outweigh the benefits of the development in this instance, in line with Paragraph 11 of the NPPF, it is respectfully requested that permission be granted without delay.
- 7.9 The proposals accord with the three overarching objectives of the planning system as set out within the NPPF:
- The development will lead to economic benefits by delivering residential development that meets locally identified housing needs (family housing) whilst supporting growth, as well as creating new jobs throughout the construction and operation of the development.
 - Social benefits will be delivered by way of ensuring that a sufficient number and range of homes will be provided to meet the needs of present and future generations, supporting a strong, vibrant and healthy community within East Manchester.

- The proposals will ensure consistency with the surrounding natural and built environment, reflected by the nature of the proposed design and the findings of the associated technical studies prepared and submitted in support of the planning application.

7.10 Therefore, turning to Paragraph 11 of the NPPF, it is evident that the proposals accord with an up-to-date Development Plan and other relevant material considerations; clause 11(c) is therefore engaged and the planning application should be approved without delay.

Appendix 1 – Public Consultation Letter

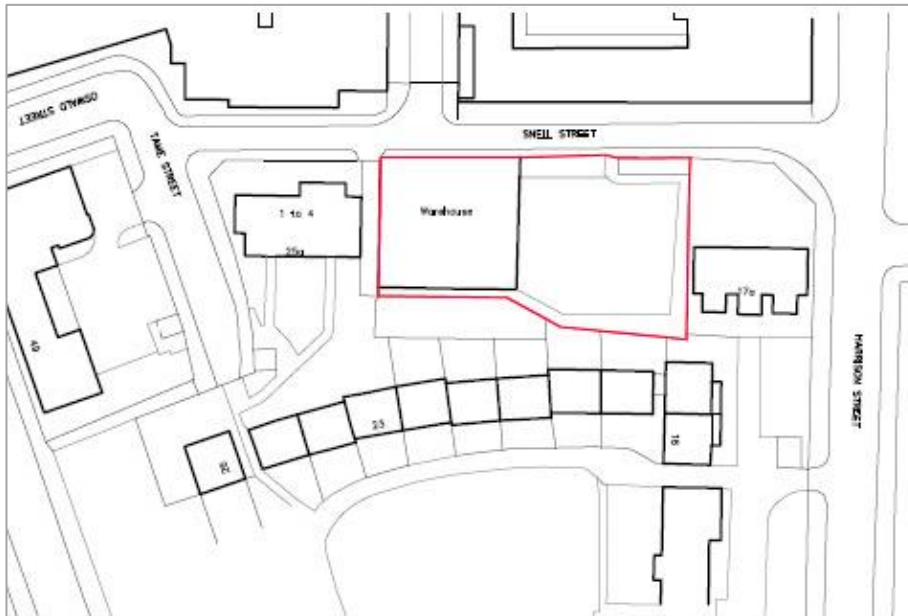
Dear Neighbour,

Proposed Development of Site at 1 Snell Street, Manchester

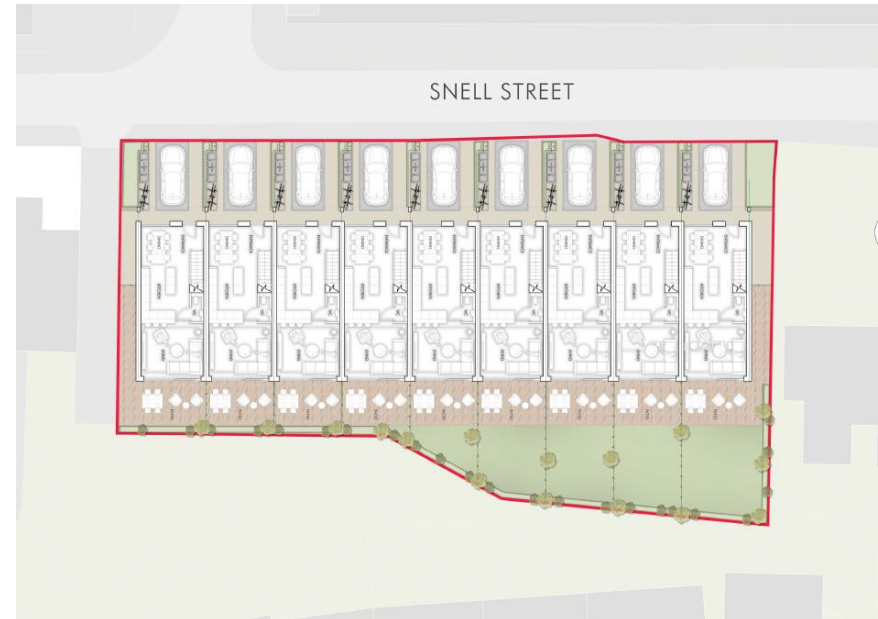
We are proposing to submit a planning application for the redevelopment of the site at 1 Snell Street, formerly occupied by A. Davenport Trimming, including the associated car park and would like to share our proposals with you.

The new scheme will comprise of demolition of the existing building and the development of 9 new houses. Each property will comprise a 4-bedroom family home, a driveway and private garden to the rear.

Below is a plan showing the location of the site, along with the proposed site plan. Overleaf is a drawing showing the design of the houses from Snell Street.



^ Site Location



^ Proposed Site Plan



^ Proposed Street Scene along Snell Street

The proposed development has been well considered to take account of the existing surroundings and to provide much needed new family housing in New Islington. We are a local developer living and working in Ancoats; if you are interested in an example of a similar completed project, please take a look at our Residenza scheme on George Leigh Street, next to St Michaels Church and diagonally opposite Victoria Square.

We are hoping to submit a planning application in the next couple of weeks. The planning application will be supported by several technical documents, all of which demonstrate that there will be no detrimental impacts because of the Proposed Development, specifically relating to residential amenity, highways, noise, ecology, and trees.

We will be respectful of our neighbour's during the construction phase and our appointed project managers contact telephone numbers will be provided, along with regular updates on upcoming site activities. At the end of the project, we would like to extend a private invitation to our neighbour's offering a tour of the new family homes so you can be familiar with the layouts and encourage cordial ongoing relations with incoming families, refreshments will be provided.

If you have any comments or concerns regarding our proposals, please do not hesitate to contact garry@brookfinch.co.uk by 30th April 2021.

Kind Regards,

Garry Finch

Director