



**Union, T2, St John's**  
Planning and Tall Building Statement  
April 2020

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# 1 Introduction

- 1.1 This Planning and Tall Building Statement ('the Statement') has been prepared by Deloitte LLP on behalf of Union Living Ltd ("the Applicant"), a wholly owned subsidiary of Vita Group. It accompanies an application for full planning permission for Union, Vita's latest concept which will deliver a living and working community perfectly suited to the creative and tech talent driving the occupancy of new workspace at St John's and Enterprise City.
- 1.2 The remainder of this statement describes the proposals in context and assesses the Proposed Development against the requirements of the Development Plan and other material considerations that inform the decision-making process.

## St John's and Enterprise City

- 1.3 The St John's SRF was adopted in 2016 and sets out the Council's vision for the area to "*deliver a 'best-in-class' city centre neighbourhood; a place to live, work and play; a place for enterprise and innovation; for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities.*"
- 1.4 The Enterprise City concept has been developed as a long-term partnership between Aviva and Allied London to establish a media and tech creative hub within St John's. It is a key anchor for St. John's and will influence all that happens on the estate.
- 1.5 Enterprise City will comprise a unique offering of multi-studios for TV, film and music recording/production, entertainment, places to start a retail brand, a restaurant or a café, all anchored on 21st Century workspace infrastructure.
- 1.6 The vision for the SRF area and Enterprise City is now being realised. The Factory is under construction, together with new HQ buildings for Booking.com and WPP as well as a range of ancillary daytime and evening uses.
- 1.7 Residential and co-work development has always been a fundamental component of the St John's masterplan and will be critical to its success. Several planning permissions have granted for large build to rent proposals, including on this site; however, it has not been possible to deliver those schemes. The masterplan is therefore missing a critical component which will be addressed by the Union proposals.

## The Applicant

- 1.8 The Applicant is a wholly owned subsidiary of Vita Group. Vita Group is a best-in-class residential developer and operator who has pioneered a range of award-winning living products in Manchester Regional Centre and across the UK.
- 1.9 Vita's ethos is formed around a customer-focused approach with a central aim of forming sustainable, diverse and vibrant communities in and around its properties. Vita Group's other residential-style products include:
- **Vita Student:** Purpose-built student accommodation focused on offering an inspirational living experience within an exceptional quality environment, proactively managed to build communities.
  - **City Suites:** A high quality serviced apartment set up with a 5\* hotel style service offering.

- **Affinity Living:** A built to rent residential product with amenity and community at its heart, aimed at the established professionals market.

- 1.10 Vita's operational platforms are what already separates them from the rest of the market. Putting the customer at the heart of everything they do is of paramount importance to the business. All Vita staff, from Residence Managers, to Customer Service Assistants, to Facilities Managers and Housekeepers, are direct employees of Vita Group and are trained and nurtured in developing their careers within the organisation.
- 1.11 This approach allows the very highest level of quality control in everything that Vita does. KPIs are applied by the business, aimed at making the customer experience the very best it can be. Feedback is constantly sought from residents through Vita Apps, allowing levels of service and the facilities offered to constantly evolve and improve.

#### Union @ Enterprise City

- 1.12 Union is Vita's latest concept, which has been designed to complement and augment their existing portfolio of residential brands.
- 1.13 Union will apply the customer-focused and community-led approach that underpins the success of Vita's other brands to bring new high-quality, innovative, sustainable and accessible accommodation to St John's.
- 1.14 Union's offer has been specifically tailored to Enterprise City and will deliver a living and working community that is perfectly suited to the creative and tech talent driving the occupation of the new workspace emerging in the area.
- 1.15 Union has been developed in consultation with the master developer at St John's – Allied London – who are fully supportive of the proposals and the contribution they will make to the success of the area.
- 1.16 Union will deliver on Manchester City Council's objectives for St John's and Enterprise City and can make a significant contribution to the success of this strategic city centre project, supporting and accelerating the next phase of regeneration.
- 1.17 Union T2 will extend and complement the proposed Union T1 application, currently subject to a live planning application by the Applicant on the opposite side of Water Street. The two buildings will bring up to 1,676 people into the area, providing direct support to the employment opportunities created. Across the two buildings there will be 7 floors and over 5,000 sq m of amenity space, including carefully curated complementary commercial uses, a gym and innovative new co-working space. This mix of uses, all conceived and operated under Vita's class-leading platform will deliver regeneration benefits that would otherwise not be achievable with more traditional forms of residential accommodation.
- 1.18 The unique synergy of Vita's Union concept with Enterprise City and its contribution to regeneration in that context are detailed in Section 2 of this report.

## The Site

- 1.19 The Site is located in the heart of the SRF area.
- 1.20 It extends to 0.67 ha and is located within the St. John's Masterplan, forming part of Enterprise City. It is bounded by the under construction Manchester Goods Yard and Tower 1 (as approved under PP.: 121511/FO/2018) to the east, under construction Factory (as approved under PP.: 119890/VO/2018) to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west ("the Site").
- 1.21 Planning Permission exists on the Site for a 36-storey residential tower (Planning Permission Ref. 114723/FO/2016). The Proposed Development generally replicates the form, siting and height of this building.

## The Proposed Development

- 1.22 The description of the proposed development is:

***"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living apartments, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."***

- 1.23 In summary, the proposed development comprises:

| Measurement                             | Proposed Development                                                          |
|-----------------------------------------|-------------------------------------------------------------------------------|
| <b>Proposed Site Area</b>               | 0.67ha                                                                        |
| <b>Co-Living Apartments / Bedspaces</b> | 372 Co-Living Apartments / 806 Bedspaces                                      |
| <b>Co-working Space</b>                 | 1995 sq m                                                                     |
| <b>Development Footprint</b>            | 877 sq m (GEA)                                                                |
| <b>Development Floorspace</b>           | 32,698 sq m (GEA)                                                             |
| <b>Development Height</b>               | 36 stories + 1 basement levels (114.125 AOD)                                  |
| <b>Car and Cycle Parking Spaces</b>     | Car Parking Spaces – 0<br>Cycle Parking Spaces – 412<br>Sheffield Stands - 12 |

## Summary of Pre-application Consultation

- 1.24 The proposals are largely consistent with the extant planning permission on the Site in relation to scale, layout and form of the development and also accord with the endorsed St John's SRF which has been through many rounds of consultation since its original endorsement in 2014 and update in 2016. As such, further pre-application engagement has largely focused on the proposed use of the building and Union concept, together with the external appearance of the Proposed Development.

- 1.25 A range of stakeholders have been engaged throughout the pre-application process. Key engagements have included regular meetings with the Local Planning Authority between January and March 2020; engagement with statutory and non-statutory consultees, including e.g. Greater Manchester Police and Historic England; Local Ward Councillors; and an online consultation event in March 2020.
- 1.26 A public consultation exhibition was planned to take place on Thursday 19<sup>th</sup> March; however, as a consequence of the Covid-19 crisis and government advice on social distancing this had to be cancelled. In lieu of the exhibition and online consultation was held via the Applicant's website. A leaflet was left at the consultation venue informing attendees that it was now to be held online. 891 "hits" were recorded on the website and six comments received.
- 1.27 A Statement of Consultation is submitted in support of this application, which details the consultation that has taken place prior to submission.

### Application Documentation

- 1.28 This Planning and Tall Building Statement should be read in conjunction with the following supporting documents submitted as part of this Application as agreed with the City Council prior to submission and with regard to the relevant PA Validation Checklist:
- Application forms and notices, prepared by Deloitte Real Estate;
  - Accommodation and Drawing Schedules, prepared by Denton Corker Marshall;
  - Site and location plans, prepared by Denton Corker Marshall;
  - Existing and Proposed plans, prepared by Denton Corker Marshall;
  - Public Realm General Arrangement Plan, prepared by Exterior Architecture;
  - Design and Access Statement, prepared by Denton Corker Marshall;
  - Planning and Tall Building Statement, prepared by Deloitte Real Estate;
  - Statement of Community Consultation, prepared by Deloitte Real Estate;
  - Environmental Standards Statement, prepared by Futureserv;
  - Ground Conditions and Remediation Strategy, prepared by Curtins;
  - Transport Statement, prepared by Vectos;
  - CGI's, prepared by Our Studio;
  - Archaeological Desk Based Assessment, prepared by Salford Archaeology;
  - Ecological Assessment and cover note, prepared by ERAP;
  - Crime Impact Statement, prepared by Greater Manchester Police;
  - Flood Risk and Drainage Assessment, prepared by Curtins;
  - Travel Plan Framework, prepared by Vectos;
  - Waste Management and Servicing Strategy, prepared by Vectos;

- TV Reception Survey, prepared by G-Tech Surveys;
- Viability Assessment, prepared by Deloitte Real Estate;
- Energy Statement, prepared by Futureserv;
- Ventilation Strategy, prepared by Futureserv;
- Management Strategy, prepared by VITA;
- Broadband Assessment, prepared by G-Tech Surveys; and
- Local Labour Agreement, prepared by BAM

1.29 An Environmental Impact Assessment (EIA) has been undertaken in respect of the Proposed Development and comprises the following chapters and technical appendices:

- **Volume 1 – Environmental Statement**
  - *Chapter 1: Introduction*
  - *Chapter 2: Site, Surroundings and Description of Proposals*
  - *Chapter 3: EIA Methodology*
  - *Chapter 4: Construction Management*
  - *Chapter 5: Consideration of Alternatives*
  - *Chapter 6: Townscape and Visual Impact*
  - *Chapter 7: Historic Built Environment*
  - *Chapter 8: Noise and Vibration*
  - *Chapter 9: Air Quality*
  - *Chapter 10: Daylight and Sunlight*
  - *Chapter 11: Wind Microclimate*
  - *Chapter 12: Type 1 Cumulative Impact Assessment*
  - *Chapter 13: Summary of Residual Impacts*
- **Volume 2 – Technical Appendices**
  - Appendix 3.1: Scoping Report
  - Appendix 3.2: Baseline and Cumulative Schemes
  - Appendix 3.3: Scoping Responses
  - Appendix 5.1: Local Labour Agreement
  - Appendix 6.1: Town and Visual Impact Assessment
  - Appendix 7.1: Heritage Assessment
  - Appendix 9.1 – 9.9: Air Quality Assessment
  - Appendix 10.1: Daylight and Sunlight Study Results
  - Appendix 11.1: Wind Modelling Results
- **Volume 3 – Non Technical Summary**

## Structure of Statement

1.30 The remainder of this report is structured as follows:

- Chapter 2: Strategic Context
- Chapter 3: Union Concept
- Chapter 4: Site and Surroundings
- Chapter 5: Proposed Development
- Chapter 6: Material Considerations
- Chapter 7: Consideration of Proposed Development
- Chapter 8: Tall Building Statement
- Chapter 9: Summary and Conclusions

## 2 Strategic Regeneration Context

- 2.1 This Section sets out the strategic and economic context of the proposals, and how the Union concept and Enterprise City have a unique synergy which will drive the success of the area.

### Manchester - A Growing City

- 2.2 With a diverse population of close to 600,000 people, the City of Manchester is the economic and cultural hub of Greater Manchester, the largest conurbation outside of London.
- 2.3 Manchester has experienced an exceptional increase in its population since the late 1990s and is the leading example in both Europe and the UK of a major urban centre reversing long-term population decline. While this level of population growth is exceptional, the City is still some way below its historical peak population of 766,311, achieved in 1931.
- 2.4 Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a more knowledge intensive service-based high-growth economy. Manchester's economy is continuing to strengthen and diversify with strong high added value growth forecast in Business, Financial and Professional Services, Science and Innovation, and Creative and Digital, as well as Sports and Culture, Leisure and Tourism sectors<sup>1</sup>.
- 2.5 Over the last twenty years, Manchester City Council has driven the physical and economic renewal of the City Centre through the development and implementation of strategic frameworks for sustained regeneration, investment and service improvement to ensure that Manchester maintains its position as the nation's leading City Centre location. The success of this approach sees Manchester successfully compete as an international investment location and visitor destination today.
- 2.6 There is a finite supply of land within the City Centre to support this successful growth.

### Manchester - A Mobile and Skilled Workforce

- 2.7 The City Region offers a high quality and growing workforce of some 7.2 million people within a one hour commute of the City<sup>2</sup>. There is access to a pool of skilled people across a wide range of industries, and over 99,000 students in four universities across Greater Manchester<sup>3</sup>.
- 2.8 A feature of the City's economy and its employment growth has been the ability to attract an international workforce from Europe and beyond. International migration has contributed to economic growth in both the high skilled occupations, such as health and digital, and also in the leisure and care economies.

### Manchester – Encouraging the Growth of a Dynamic Private Sector

- 2.9 With a thriving private sector, the City has attracted more foreign direct investment in the past decade than any other city outside of London<sup>4</sup>. In 2019, Manchester saw the highest first half take-up figures on record, indicating the demand for businesses to locate in the City whilst supply of available office space available is at its lowest on record<sup>5</sup>.

- 2.10 Increasingly businesses are looking for benefits from agglomeration. Business sectors that are influenced by agglomeration (where entrepreneurs, companies, new start-ups and talented workers from disparate economic growth sectors are keen to cluster in locations which can provide business and networking opportunities) are attracted to locations where there are deep labour markets offering an exceptional range of highly qualified and skilled staff.
- 2.11 Manchester's existing business base ensures that it is in prime position to attract such companies that benefit from clustering. This is particularly prevalent in the digital and creative industries, as well as life sciences and advanced manufacturing.
- 2.12 The award of Enterprise Zone status for Manchester Airport City and the Corridor Manchester has significantly assisted in creating such clusters and has further acted to provide significant new incentives for businesses to locate in Manchester.

### Manchester – National, Regional and City Region Connectivity

- 2.13 Manchester has continued to invest significantly in its transport infrastructure, delivering major improvements in terms of accessibility to and within the Regional Centre. This increases the City's capacity of its travel to work area (and therefore its pool of labour), and enhances connectivity between businesses. It also makes the City Centre easier to get around and a better place to live.
- 2.14 Significant investment has been made in the Metrolink network, including the Manchester Airport link, which opened in 2015 and the Second City Crossing, which opened in 2017. Metrolink services run through Manchester Victoria Station and Shudehill. There is also good access to Manchester Piccadilly Station, Oxford Road Station and Deansgate Station. In the future, this will be significantly extended through the development of a new integrated station to accommodate High Speed 2 (HS2) and Northern Powerhouse Rail (NPR).
- 2.15 In addition, accessibility improvements in terms of enhanced infrastructure to promote walking and cycling, continue to be delivered as part of major regeneration programmes. This enhances connectivity to jobs, education and recreational opportunities for the local workforce and residents.

### Manchester - International Connectivity

- 2.16 Manchester International Airport is the third largest airport in the UK and is the primary gateway for the north of England. It serves 26 million passengers a year and connects to over 200 destinations worldwide. Direct flights serve all of Europe's major cities and the airport provides multiple long haul routes to North America, the Middle East, Asia and Australasia. The Airport is currently embarking on a £1 billion transformation programme of investment and improvement, including the new Terminal 2 Extension. Work at the Airport will also be carried out to maximise the potential of Manchester's existing two runways, which have the capacity to handle 55m passengers a year<sup>6</sup>.

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<sup>1</sup> Manchester City Council, *State of the City Report 2018*, [https://www.manchester.gov.uk/downloads/download/6964/state\\_of\\_the\\_city\\_report\\_2018\\_whole\\_document](https://www.manchester.gov.uk/downloads/download/6964/state_of_the_city_report_2018_whole_document).

<sup>2</sup> Invest in Manchester, *Workforce*, <https://www.investinmanchester.com/why-manchester/workforce>.

<sup>3</sup> Invest in Manchester, *Universities in Manchester*, <https://www.investinmanchester.com/why-manchester/education/universities>.

<sup>4</sup> Savills, Manchester Office Market (September 2019), <https://pdf.euro.savills.co.uk/uk/office-reports/mim-manchester-offices---summer-2019.pdf>.

<sup>5</sup> Ibid.

<sup>6</sup> Manchester Airport Group (MAG), *Manchester Airport is the UK's global gateway in the North* (2019), <https://www.mantp.co.uk/about/>.

## St John's Masterplan

- 2.17 The St John's Strategic Regeneration Framework ("the SRF") was originally endorsed by Manchester City Council in 2015 following the joint venture formed by Manchester City Council and Allied London to deliver a remarkable development opportunity in and around the former Granada studios in Manchester City Centre.
- 2.18 The SRF vision for St John's is to,
- "deliver a 'best-in-class' city centre neighbourhood; a place to live, work and play; a place for enterprise and innovation; for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities."**
- 2.19 The SRF was updated in November 2016 to incorporate the emerging Factory proposals, and the emerging emphasis on the Enterprise City concept.
- 2.20 The Enterprise City concept has been developed as a long-term partnership between Aviva and Allied London to establish a media and tech creative hub within St John's. It is a key anchor for St. John's and will influence all that happens on the estate.
- 2.21 Enterprise City will comprise a unique offering of multi-studios for TV, film and music recording/production, entertainment, places to start a retail brand, a restaurant or a café, all anchored on 21st Century workspace infrastructure.
- 2.22 The neighbourhood will revolve around three core thematic pillars; 'living', 'culture' and 'enterprise'. The intention is to create a 'sustainable eco-system', comprising a vibrant mix of digital, technology and creative industries, rather than just a 'place of work'.
- 2.23 Each proposal will be unique, whether it is a 'start-up' or a multinational corporation, and every business will find a space that is crafted and curated to fit its specific industry requirements.
- 2.24 Enterprise City is already creating a cluster of interconnected businesses, suppliers and institutions in the creative and tech fields, together with an emerging ecosystem of supporting business, retail and leisure opportunities:
- The Factory is a new kind of large scale venue that captures the extraordinary creative vision and depth of Manchester's cultural and creative ecosystem. The Factory will promote cultural innovation, growth, skills development and talent retention across the Northern Powerhouse, and present a genuine cultural counterweight to London. It will open in 2020.
  - A £100m investment in a new tech campus will see Booking.com become the anchor tenant at Enterprise City development. Booking.com has signed a 12-year lease for 222,000 sq ft of office space, which will be a tech campus for over 1,500 employees at Manchester Goods Yard. Other tenants include Kayak and OpenTable. The company plans to recruit hundreds of additional staff in the next 18 months and the campus will open in 2021.
  - WPP has agreed a 15-year lease for an 82,000 sq ft campus on the Globe & Simpson Site. It will bring together five WPP agencies – MediaCom, Wavemaker, Code Computer Love, Kinetic and Cheetham Bell. The campus will be a creative hub for the city, offering learning and development for the creative, marketing and communications sector; and community, school, start-up and SME partnerships, courses and events. It will open in 2021.
  - The ABC building is already occupied by The Farm production company, who will soon be joined by Endemol Productions and Manchester's first Everyman Cinema.
  - The Bonded Warehouse has been redesigned and reconfigured to be the enterprise hub for small to medium sized businesses of St. John's. It is let and managed by All Work and Social

and occupied by several tenants such as OBI Architects and a wide range of flexible working areas.

- OGS is under construction as a new hub for TV, film and media anchored by a new hotel operator and provides start up spaces as well as larger floorplates. The studios will be operated by Manchester Studios.
- New workspace concepts such as Department and Allied London's dedicated media and technology-focused co-working space 'All Work & Social'. Start-ups and smaller companies supporting and growing in this ecosystem, including Auden, Reform Radio and Artisan Digital.
- Retail and leisure opportunities, including Barry's Bootcamp and Soho House.
- These key developments and anchor tenants will be supplemented by a range of retail, leisure, hotel and ancillary uses, which all add to a diverse and vibrant neighbourhood.

2.25 These like-minded companies gravitate together thanks to shared needs, and as a result, greater revenue gets poured into the local area with skilled workers coming together to drive expertise and innovate culture. This benefits both small businesses and larger corporates who can harness localised talent and skills, and needs a flexible residential community and offer that can adapt to these needs.

### Strategic Regeneration Context Summary

- 2.26 St John's represents a unique regeneration opportunity in Manchester City Centre, and one which is now being realised with the emerging delivery of the creative and tech innovation hub at Enterprise City.
- 2.27 High quality housing choices and work space tailored to the needs of the talent base is critical to the success of the hub. The adopted SRF specifically acknowledges this and identifies live-work as an important component of a sustainable, mixed-use environment at St John's.
- 2.28 Vita's Union has been tailored for the creative and tech talent driving the broader commercial occupation and development of Enterprise City.
- 2.29 Vita Group is a best-in-class residential operator who has pioneered a range of award-winning living products in Manchester Regional Centre and across the UK. Vita's ethos is formed around a customer-focused approach whose central aim is forming sustainable, diverse and vibrant communities in and around its properties. This ethos will equally be applied to the co-work space.
- 2.30 The operational platform that Vita delivers, the quality of the accommodation and the level of carefully curated amenity space distinguishes Union from its competitors and makes it a perfect match for St John's.
- 2.31 As well as supporting talent, social mobility, capacity building and therefore economic growth and enhanced productivity, Union will both support and add value and make a significant contribution to the vitality, attractiveness and diversity characteristics of the St John's neighbourhood. The characteristics and combination of uses within Union can be a powerful driver of regeneration and a catalyst for the next phases of regeneration of the area.

## 3 Union Concept

- 3.1 Union @ Enterprise City is based around a unique destination for residents, workers and the wider community. The offer within Tower 2 has been specifically curated for Enterprise City providing co-living accommodation, 3 floors of co-working space plus 3 floors of amenity space.
- 3.2 Union's standard of co-living accommodation, its operational platform, and its facilities will set a new quality benchmark for city centre living as a single occupancy product. This will be delivered through:
- **Intelligent layouts and contemporary design quality:** Where space is maximised through attention to detail in terms of layouts, storage, interior design and careful selection of furniture.
  - **An ecosystem of residential accommodation:** Comprising predominantly of "Quad", and "Trio" apartments to deliver a shared living experience, available on 6-month+ leases.
  - **Residential amenities:** An activated destination for both residents and the wider community, which promotes collaboration and networking, social inclusion, capacity building and social mobility, health and wellbeing and interaction with the local communities. Under the operational management regime, this will further be facilitated through dedicated community organisers who will provide a programme of events for residents and the community.
  - **Technology influenced selection for flat mates:** House sharing relationships are frequently the result of online advertising without any consideration of compatibility. Union has pioneered technology to match residents within similar interests, applying an algorithm to the selection of sharers to ensure compatibility.
  - **Vita's long-term operational platform:** An adaptable, professional and dynamic approach to management founded on a single, long-term ownership model as a long-term investment. Vita is committed to the long-term ownership, operation and management of Union. Vita will remain directly responsible and accountable for the effective management and performance of Union in the long term.
- 3.3 In line with Union's ethos of being accessible and inclusive, the open to all co-work space seeks to provide affordable entry level space for start-ups, small enterprises and young professionals who want vibrant work space without hefty overheads or long-term commitments; adjacent to like-minded individuals. The co-working space will host a variety of individual, duo and multi-occupant offices and larger meeting spaces for people to think and to creatively team work. The space will allow people to grab a coffee in-between meetings, hot desk, host a meet-up / workshop, or provide a more permanent base for staff. This dynamic space will inspire innovation and the collaboration of modern creative industries within Enterprise City.
- 3.4 As well as supporting talent, social mobility, capacity building and therefore economic growth and enhanced productivity, Union would both support and add value to Manchester's strategic regeneration initiatives and make a significant contribution to the vitality, attractiveness and diversity characteristics of the emerging St John's neighbourhood.
- 3.5 The characteristics and combination of uses within Union can be a powerful driver of regeneration within emerging neighbourhoods and a catalyst for further regeneration and positive place-making in their own right.
- 3.6 The location characteristics of Union in Enterprise City ensure it is uniquely placed to capitalise on the varied and tech focused capacity of the immediate area, with relevance to the established market in Spinningfields.

## Union Target Market

- 3.7 The ecosystem of similar minded people created within Union will create opportunities to develop professional and personal networks which will have long-term benefits. This will integrate with the wider Enterprise City ecosystem, fostering shared ideas and joint proposition, enterprise and entrepreneurial spirit.
- 3.8 Union's co-living accommodation will provide a landing pad for the early years of a career and for workers new to the city or here on a temporary basis. It is based on well designed, well managed, hassle free accommodation with great amenities and use of technology all at an accessible rental price.
- 3.9 Union's target market includes:
- Those working in the creative industries, either in Manchester on temporary assignments or on a more permanent basis.
  - Digital nomads and contractors who may only be in Manchester for a short period of time and want a more social experience than a hotel or aparthotel.
  - Apprentices and other young people in the city who may not have been to University but who are working and are in the early stages of their careers.
  - People relocating to Manchester who want to build their own network in a new city.
  - Recent graduates from Universities in Manchester and graduates looking to relocate to Manchester.
  - Researchers, visiting academics and post-graduates locating in the city on a fixed-term basis (Education-related occupancy would be subject to strict stipulations to restrict general student use).
  - Those looking for cost effective accommodation whilst saving for a deposit as a pathway to home ownership.
  - Millennials, now the dominant group in most workplaces and particularly in the creative and tech industries.
- 3.10 Union has been specifically designed around the needs of this demographic, who have a greater affinity to technology, demand value for money, have an increased desire to look after their health and wellbeing and a greater propensity to access products that do not have the burden of ownership.
- 3.11 Union's co-work space will be well designed and managed, it is deliberately positioned to provide a low-cost offer, with no fuss, easy to access premises. Given the location in Enterprise City the space will be attractive to those in the creative and tech industries. It is envisaged it will offer a choice for all business needs including self-employed, small start-ups, solo traders and entrepreneurs. For many this will be their first step on the business ladder. There will be options for people to rent a hot-desking space to more permanent space allowing business to grow and put their logo on the door. The space is designed with collaboration at the heart, allowing businesses to work together and form networks that will stay with them throughout the business life cycle.

## Accessibility and Pricing

- 3.12 Union has been designed to be accessible to a range of incomes. Accessible in this context is the provision of accommodation at rental levels that equate to 30% of gross income, in line with Manchester City Council recommendations around affordability and average household income in the city.
- 3.13 Union will seek to provide 20% of its accommodation at an accessible rental price to those currently earning 20% less than the prevailing average Manchester salary (currently reported as £27k for city centre residents), meaning that the rooms would be accessible to those with a salary in line with the prevailing average graduate starting salary (currently reported as £21.5k). A further 10% is targeted to be available at an accessible rate for those earning the prevailing average Manchester salary.
- 3.14 In this way, Union provides a viable alternative in terms of price point, to shared accommodation in the city's suburbs, whilst also delivering vastly superior, purpose built and managed accommodation. This also factors in the economies of scale that can be driven in relation to bills, anticipated removal of the travel costs associated with commuting into the Regional Centre from the suburbs, as well as the benefits of gym membership, casual work space and social events, all of which will be included within the rental price.

## Union @ Enterprise City

- 3.15 Enterprise business clusters do not simply appear; they evolve and develop where an environment enables activity to thrive. Sustainable, high quality housing choices tailored to the needs of the talent base is a critical component of this environment, and a key ingredient for the success of St John's and Enterprise City.
- 3.16 A key aspect of the regeneration proposals for St John's, as set out within the endorsed SRF, has been a residential component, including live/work accommodation, as an integral part of a wider mixed use offer:
- "provide for a range and mix of high quality residential accommodation as part of the creation of a vibrant, well-managed and sustainable new neighbourhood of choice, which seeks to foster a sense of community and encourage long term owners and occupiers. The mix will comprise a variety of apartments including an open market and rental housing offer that people can afford, as well as live-work units. The proposed residential uses will be set amongst a diverse wider range of employment, retail, leisure, and cultural uses that will add to the appeal of this neighbourhood and satisfy demand for city centre living." [Deloitte emphasis]**
- 3.17 A sustainable mix of residential accommodation is required to support the range of key skilled workers, graduates, apprentices and those on temporary or fixed contracts in the city, together with the broader range of workers that contribute to the immediate ecosystem throughout Enterprise City and wider Manchester economy.
- 3.18 A critical mass of residential accommodation will bring a vitality and diversity to the area throughout the daytime and evening, supporting local employment and the cultural offer that are so important to the area's success. The type of employment at St John's is unique, with both seasonal and temporary opportunities offered by secondments or transfers for large tech firms or the TV and Film studios. This is in combination with the jobs offered on a more permanent basis.
- 3.19 To-date, bringing significant residential accommodation to this part of the city centre has proved challenging, despite a number of significant build-to-rent residential schemes securing planning permission. Union will replace one of the approved build-to-rent schemes and will deliver a living and working community that is perfectly suited to the creative and tech talent driving the broader commercial occupation and development of Enterprise City.

3.20 Letters of written support for the Union concept from the master developer Allied London and key anchor tenants of Enterprise City are included at Appendix C.

3.21 Equally as important to Enterprise City is flexible, high quality work space:

**The area lends itself to the development of a neighbourhood that combines residential development with workspace. The inclusion of additional workspace will attract expertise, research and business to Manchester to continue to compete on an international scale.**

3.22 The co-work space will further add to the vitality and viability of Enterprise City, not only will it provide high-quality collaborative working space, but in order for the space to be accessible Union will not demand lengthy, inflexible rent agreements - there will be a simple menu of affordable costs based on business space needs. Business will have the flexibility, for example, to bring their own refreshment and catering solutions to meet their tastes and enjoy the food and beverage choices on the doorstep boosting custom for neighbouring business.

3.23 Union's amenities across the ground floor and mezzanine will be available to non-residents; integrating with and augmenting the offer at Enterprise City by providing further opportunities to meet, co-work, enjoy events and socialise. It will also present a commercial opportunity for local, independent, food and beverage / convenience operators. Private amenity space is further provided on level 1 for residents and those renting co-work space.

#### Co-work space

3.24 The Proposed Development will provide c. 2,000 sq. m of co-working space over three interconnected floors (Levels 2-4), which will allow individuals from multiple industries to network and share ideas; creating an environment where talent can be nurtured and new ideas and start-ups can be incubated.

3.25 The co-working offer will include a combination of fixed desk space, private offices (including individual and multi-occupant offices), break-out spaces and a variety of bookable meeting rooms. The co-working space will be open 24/7 for members of the co-working community.

3.26 It is envisaged that the offer will include the following range of facilities:

- Free hot-desking or fixed/dedicated desks for hire
- Lockable and move-in ready private offices with a variety of sizes up to 10 people
- meeting rooms, conference rooms and event space
- private phone booths for webinars and calls
- kitchenettes, toilets and common areas/lounges
- high-speed internet and printing facilities
- cleaning services
- post and package handling
- lockable space for personal possession
- cycle parking facility
- Access 24/7 and on-site management

3.27 In addition, Level 1 will provide an additional 654 sq. m of dedicated amenity space shared between the co-working and co-living community. This will include an amenity lounge, informal meeting spaces and hot-desking, and will be accessible 24/7 for the Union community.

3.28 In line with Union's ethos of being accessible and inclusive, the 'open to all' co-working accommodation will be designed to be an affordable entry level solution for start-ups, freelancers, small and micro enterprises (SMEs) and other young professionals and entrepreneurs, who want well-designed and well-managed workspace without hefty overheads or long-term commitments whilst being adjacent to like-minded individuals in the heart of the city's Enterprise Zone.

- 3.29 The co-working space will be designed with flexibility and adaptability in mind to allow businesses to set-up, incubate and grow organically as part of their journey with Union. The tenancy menu will offer simple and flexible rental memberships starting from 1 month on a rolling contract, or a fixed contract up to 12 months for those wanting a bit more security. Union co-working will be designed, managed and operated by Vita Group.

### Combined Impact of Union T1 and T2

- 3.30 An application (MCC reference 125655) has recently been submitted for Union T1 which, alongside the co-living accommodation, provides:
- Casual work space for use by residents, which will act as an incubator hub for entrepreneurs and start-ups, as well as offering space for agile working from home in a more social and productive environment. This offering works well in combination with an events space, which will offer a carefully curated programme of events and can be hired by external companies wishing to reach out to those living in Union.
  - An independent curated retail offer, comprising local vendors delivering unique food, drink and retail experiences. Vita will be partnering with local manufacturers who are looking for a retail springboard and will also be creating pop-up space that can be utilised by emerging brands wanting to test concepts with the varied demographic in Union.
  - A fitness concept that is accessible to residents and the wider public to maximise social interaction and promote a successful health and fitness agenda.
- 3.31 Union T2 will extend and complement the offer provided by Union T1. This combined offer of will have a multiplier effect on the benefits that the Union concept can bring to St John's.
- 3.32 The population of Union T2 at full capacity would be 806. In combination with Union T1, the capacity will be 1,676, bringing a critical mass of population to the area, providing direct support to the employment opportunities created. Across the two buildings there will be 7 floors and over 5,000 sq m of amenity space, including carefully curated complementary commercial uses, gym and innovative new co-working space.
- 3.33 This mix of uses, all conceived and operated under Vita's class-leading platform will deliver regeneration benefits that would otherwise not be achievable with more traditional forms of residential accommodation.

## 4 Site and Surroundings

### Site Description

- 4.1 The Site is located within the St. John's Masterplan. It is bounded by the under construction Manchester Goods Yard (as approved under PP.: 121511/FO/2018) to the east, the under construction Factory (as approved under PP.: 119890/VO/2018) to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west. The Site extends to approximately 0.67 ha.

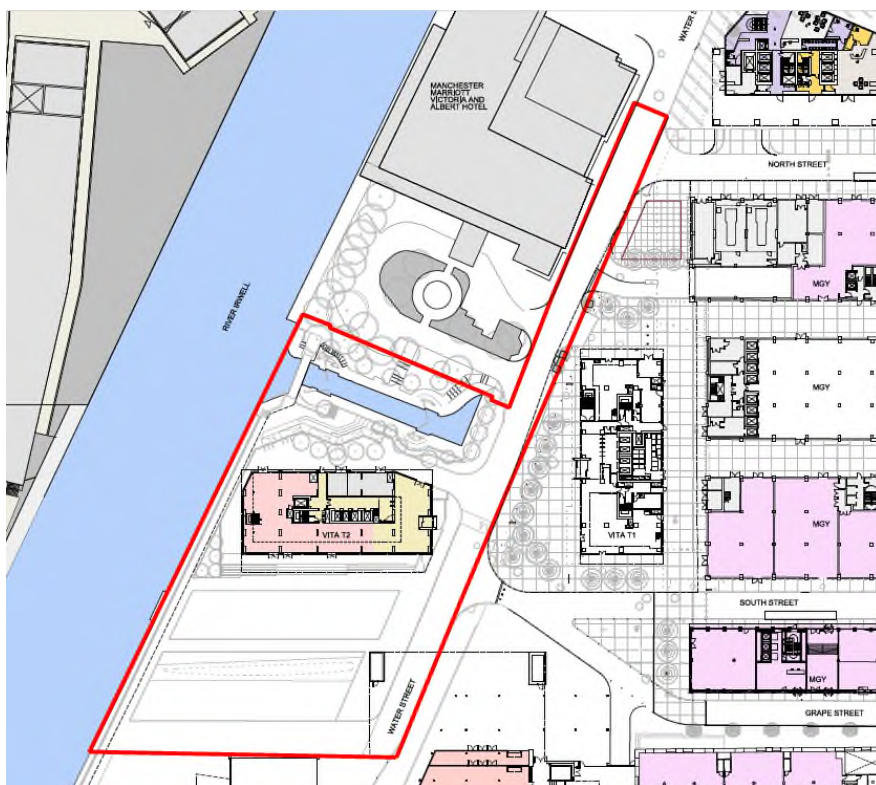


Figure 4.1: Red Line Boundary Plan

- 4.2 The Site is accessed from Water Street. It currently comprises a construction site, associated with the delivery of adjacent development plots within St John's.
- 4.3 The Proposed Development will replace the implemented planning permission for a 36-storey tower on the Site ref. 114723/FO/2016.
- 4.4 No buildings, structures or trees currently exist on Site and the Proposed Development will take place on a fully enabled Site.

### Surrounding Uses

- 4.5 To the north, the Victoria and Albert Hotel provides four star hotel accommodation under the Marriott brand, on the River Irwell.
- 4.6 To the south, a construction compound serves the development relating to the construction of Factory, a new world class cultural space that will become the home of Manchester's International Festival.

- 4.7 To the east is the under construction Manchester Goods Yard and Tower 1 scheme. The applicant has submitted a planning application for development of a 32-storey co-living development, which will replace the extant build-to-rent residential consent on the T1 element of that site. That application is currently pending validation with MCC.
- 4.8 The wider St John's masterplan is an area of regeneration that has been subject to great change over the past 5 years. There are several schemes already delivered, such as Bonded Warehouse, and ABC Buildings, both office led schemes providing c.20,000 sq m of office space.
- 4.9 Further to the north, Spinningfields provides a high grade business and commercial district with high profile tenants consisting of several banks and other high profile national and international occupiers, as well as residential properties in Leftbank.
- 4.10 The area surrounding Salford Central to the west of the Site and River Irwell is supported by other commercial uses, including tenants such as HMRC and WH Ireland. Some more recent residential development has been brought forward on the opposite side of the Irwell, including Slate Yard Wharf.
- 4.11 Residential properties are located in Bauhaus on Atherton Street adjacent to the Great John Street Hotel with St. John's Gardens and adjoining residential area beyond, located to the east of the St. John's masterplan.
- 4.12 To the south of the Site, beyond the Factory development, there are leisure uses associated with the Science and Museum Industry, warehousing and self-storage and other single storey warehousing units that have been converted into football pitches.

#### Local Plan Designations

- 4.13 The Site is located within the Deansgate Ward and is allocated as being within the City Centre by the Core Strategy.
- 4.14 There are no specific allocations or environmental designations on the Site.

#### Transport and Linkages

- 4.15 The Site is highly accessible within Manchester City Centre. It is within walking distance of Deansgate Metrolink station and Deansgate (13 minutes) and Oxford Road (17 minutes) rail stations.
- 4.16 Several bus routes, including the free city centre buses, run down Deansgate, and across the city. The Metrolink tram services also run from Deansgate Castlefield Tram stop, from which it is possible to travel across Greater Manchester.
- 4.17 Salford Central mainline station is a 12 minute walk, whilst Victoria is an 18 minute walk from the Site, from which passengers can access the North West.
- 4.18 The area does not currently attract a lot of vehicular traffic due to the wider neighbourhood being primarily a construction site, though Water Street is to be retained as an access to the development, the Victoria and Albert hotel, and Factory.
- 4.19 Water Street is due to be closed off as part of the works being undertaken for Factory.

#### Ground Conditions

- 4.20 The site has been subject to ground condition surveys in line with previous, extant permissions. A Phase 1 Preliminary Risk Assessment was undertaken in July 2015, which identified potential contaminants of concern with regards to historical site uses. This is discussed further in Phase 1 Report by Curtins where appropriate mitigation is proposed.

## Conservation and Heritage

- 4.21 The Site is located within the Castlefield Conservation Area.
- 4.22 There is a Grade II Listed Canal Junction, which runs underground to the north of the Site. There will be no underground works in this area, so it is not considered that there will be any disturbance to the junction.
- 4.23 There are also a number of Grade I, II\* and II Listed buildings in the vicinity of the Site, with the closest asset being c. 30 metres to the north west of the Site, the 'Albert Warehouse, Quay on West side fronting River Irwell, Victoria Warehouse' (Listing ID: 1254727).
- 4.24 The further listed assets within 250m of the Site are as below;
- POWER HALL OF MUSEUM OF SCIENCE AND INDUSTRY - Grade: II (List Entry Number: 1291458)
  - 123, LIVERPOOL ROAD - Grade: II (List Entry Number: 1200804)
  - OLD WAREHOUSE TO NORTH OF FORMER LIVERPOOL ROAD RAILWAY STATION - Grade: I (List Entry Number: 1282991)
  - FORMER LIVERPOOL ROAD RAILWAY STATION STATION MASTERS HOUSE - Grade: I (List Entry Number: 1291477)
  - RAILWAY BRIDGE OVER RIVER IRWELL TO FORMER LIVERPOOL ROAD STATION - Grade: I (List Entry Number: 1270603)
  - TWO BOLLARDS AT WEST END OF ST JOHNS PASSAGE - Grade: II (List Entry Number: 1291330)
  - ST JOHNS COLLEGE OF FURTHER EDUCATION - Grade: II (List Entry Number: 1282969)
  - COLONNADED RAILWAY VIADUCT AT FORMER LIVERPOOL ROAD GOODS DEPOT - Grade: II (List Entry Number: 1200805)
  - IRWELL STREET BRIDGE (THAT PART IN SALFORD CIVIL PARISH) - Grade: II (List Entry Number: 1386141)
  - RAILWAY VIADUCT LINKING BRIDGE OVER IRWELL TO LIVERPOOL ROAD STATION - Grade: II (List Entry Number: 1254726)
  - FORMER COMMERCIAL HOTEL - Grade: II (List Entry Number: 1219418)
  - FORMER GRAPE STREET RAILWAY BONDED WAREHOUSE - Grade: II (List Entry Number: 1457402)
  - MANCHESTER MUSEUM OF SCIENCE AND INDUSTRY, FORMER LOWER BYROM STREET WAREHOUSE - Grade: II (List Entry Number: 1283016)
  - RAILWAY VIADUCT OVER RIVER IRWELL LEADING TO LOWER BYROM STREET WAREHOUSE - Grade: II (List Entry Number: 1254829)

## Flood Risk

- 4.25 The majority of the Site is located in Flood Zone 2. The canal basin to the north of the proposed building is located within Flood Zone 3.

## Ecology

- 4.26 The ecology assessment prepared by ERAP in 2016 has been reviewed by the Ecology consultant, who has confirmed that it remains relevant. There is a complete lack of ecology on the site due to its current status as a site compound.

## Planning History

- 4.27 The Site's planning history is summarised in the table below;

| Name and PP Reference                | Description                                                                                                                                                                                                                                                                                                                                                                       | Status      | Notes                                                                                                                               |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>T2 – PP. Ref.: 114723/FO/2016</b> | Demolition of existing buildings and structures to enable construction of 36 storey residential tower (Class C3) with retail uses at lower floors (Classes A1, A2, A3 and A4), new public realm, landscaping including the first phase of Riverside Park and Walkway, provision of external seating areas, car and cycle parking, access arrangements and other associated works. | Implemented | The Proposed Development detailed in this Report will supersede the 36-storey tower ("T2") approved under this Planning Permission. |

- 4.28 The Proposed Development will supersede Planning Permission 114723/FO/2016. Given the changes to the baseline context since the original permission was approved, a fresh standalone EIA has been undertaken in support of the planning application.
- 4.29 Together with planning approvals existing on the Site, there are a number of relevant planning permissions relating to adjacent Sites related to delivery of the wider St John's masterplan:
- St John's Place (Ref:109660/FO/2015/C1): Mixed use proposals comprising hotel and residential, with a variety of ground floor uses.
  - St John's Place (Ref:121721/FO/2018): Proposals for 9 storey office, superseding the above.
  - Factory (Ref:119890/VO/2018): Flexible arts and events space.
  - Old Granada Studios (118040/FO/2017): 10 storey residential and commercial mixed use tower, provision of events and filming studios, and a hotel.
  - Central Village and 'T1' (Ref:114385/FO/2016): 36 storey residential tower with retail at ground floor.
- 4.30 The Applicant has recently submitted a Planning Application to replace the 'T1' element of the above. It replaces the tower element of this planning application, with one of slightly smaller scale, (32 stories) but largely on the same footprint. This application is herewith referred to as Union T1.

## 5 Proposed Development

- 5.1 The Proposed Development has been designed through an iterative process that has been informed by extensive pre-application discussions with MCC Planning and Design Officers, as well as feedback from key stakeholders.
- 5.2 The following section provides a summary description of the key elements of the Proposed Development. Further details of the proposals are provided with the submitted application drawings, the Design and Access Statement (DAS), which has been prepared by Denton Corker Marshall, with input from Exterior Architecture as landscape architect.

### Development Proposals

- 5.3 The description of development as set out on the Application Form is as follows:

***"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living apartments, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."***

### Use, quantum and internal accommodation

- 5.4 The Proposed Development is for a 36-storey, mixed use building, comprising one basement level, ground floor plus mezzanine, and first floor of associated amenity spaces, three floors of co-working space, with a mix of co-living apartments above in the form of studio, 'trio' and 'quad' apartments.
- 5.5 The proposed mix of residential accommodation comprises:
- 62 x 4-bed "Quad" apartments - 248 beds / 31% of overall mix;
  - 124 x 3-bed "Trio" apartments - 372 beds / 46% of overall mix;
  - 124 x Studio's - 124 / 15% of overall mix; and
  - 62 x Studio+ Apartments - 62 beds / 8% of overall mix.
- 5.6 A total of 806 bedspaces will be provided, of which 77% will be within the Trio or Quad apartments.
- 5.7 The Trio and Quad (3 and 4 bed) apartments will only be available on tenancies from 6-months upwards and are designed to attract long term occupancy as a primary residence. They will be attractive to new city residents who want to build a friendship and professional network so prefer co-living; to larger groups of friends who want to move in as a collective; and city corporates who want to house graduate scheme staff in the same location. They will provide tailored accommodation at a price point to accommodate new graduates moving from university into the job market.
- 5.8 The Studios and Studio + will be available on short-term tenancies and will be targeted at businesses and institutions looking to house employees and contractors who may only be in Manchester for a short period of time and want a more social experience than a hotel or aparthotel; project workers on fixed-term contracts (particularly characteristic of the creative industries), travelling lecturers and academics; and city workers who want private space but want to be part of the wider Union community.

- 5.9 Three floors of the Proposed Development will be co-working space for those who live in the building and anybody who 'rents' a space. The total co-work space extends to 1,995 sq m GIA. As discussed in Chapter Three, there will be a mix of spaces, including bookable desks and meeting rooms, and more casual break out space.
- 5.10 The first floor of the building comprises amenity space, available for use by the co-living residents and co-working occupants. The ground and mezzanine floors will comprise carefully curated commercial space, which will extend the amenity offer to building users. Total amenity provision across these three floors extends to c.1,402 sq m amenity space, equating to c.1.8 sq m per resident. Uses include flexible amenity space providing a range of food and beverage options, both for purchase and consumption, and breakout spaces providing area to sit and meet with neighbours.
- 5.11 A summary of the residential accommodation is provided in the table below. This is explored in more detail with regards to space standards in Paragraph 7.49 of this statement:

| Apt Type     | Tenancy               | Units | Beds | Bedroom Size (m <sup>2</sup> ) | Apartment Area (m <sup>2</sup> ) |
|--------------|-----------------------|-------|------|--------------------------------|----------------------------------|
| Quad         | Long-term (6 months+) | 62    | 248  | 18                             | 99.2                             |
| Trio         |                       | 124   | 372  | 17                             | 71.9                             |
| Studio       | Short-term            | 124   | 124  | 17.3                           | 17.3                             |
| Studio Plus  |                       | 62    | 62   | 27.2-31.1                      | 27.2-31.1                        |
| <b>Total</b> |                       | 372   | 806  | n/a                            | n/a                              |

Table 5.1: Accommodation Summary

## Scale and Massing

- 5.12 The proposed building is 36-storeys tall, rising to 113m AOD.

## Internal Layout

- 5.13 The following section describes the layout of the building floor-by-floor, moving up the building:

### Basement

- 5.14 The basement accommodates some plant and back-of-house accommodation.
- 5.15 A secure cycle store providing 412 cycle spaces for residents and co-workers is also located on this level.

### Ground Floor

- 5.16 The majority of the ground floor comprises a large flexible multi-functional space.
- 5.17 The main entrance to the building is via a lobbied access on Water Street. Beyond this a secure entry point provides access to the lifts and stairs to residential floors. A 24-7 active residents' concierge will be on-site with the lobby.
- 5.18 Behind the main lobby is flexible amenity and commercial space. During opening hours the amenity and commercial space will merge with the main lobby to create one integrated space for residents and non-residents alike.

- 5.19 The entire space, including the amenity and commercial space and main lobby, will be curated and managed by Vita, who will partner with independent retailers and local manufacturers to create a unique space in the city. The success of this space is central to Vita's Union concept.
- 5.20 Under the operational management regime, this will be further facilitated through dedicated community organisers who will provide a programme of events for residents and the community.
- 5.21 Back-of-house facilities are limited to a refuse store to the north of the building, accessed via Water Street, an electrical sub-station and post-holding room.

### **Mezzanine**

- 5.22 The mezzanine provides further flexible amenity and commercial space, and also accommodates further plant space to minimise inactive uses on ground floor.

### **First Floor**

- 5.23 The entire first floor is dedicated to residents' and co-work occupiers' amenity space. This floor is not open to the general public. This will be an activated destination for residents and businesses in the building, which promotes collaboration and networking, social inclusion, capacity building and social mobility, health and wellbeing and interaction.

### **Second to Fourth Floors**

- 5.24 The second, third and fourth floors consist of the co-work space, and will include a range of seating options and bookable meeting rooms for the users.

### **Upper Floors**

- 5.25 Level 5 to 35 comprise residential accommodation, comprising four different types of apartment. Typical floorplans each include:
- 4no. Studios: self-contained studio with private bathroom, kitchen and living room.
  - 2no. Studio+: Larger-style studio apartments with private bathroom, kitchen and living room. On four floors, the studio+ will be suitable for an end user with wheelchair needs. On the remaining floors, the studio+ will be fully adaptable.
  - 4no. Trio: three bed apartments, each bedroom with en-suite, and shared kitchen and living room.
  - 2no. Quad: four bed apartments, each bedroom with en-suite, and shared kitchen and living room.
- 5.26 All apartments are access via the central corridor. All floors benefit from two stair cores and four passenger lifts.

### **Appearance & Design**

- 5.27 A grid approach has been proposed, with varying scale across the top, middle and bottom of the building.
- 5.28 The building grid is visually expressed as a separate component laid over the inner solid black box. The grid is a solid silver grey metallic colour and the black box is a combination of back-painted glass spandrel panels, solid matt black painted aluminium panels, matt black painted aluminium louvres and clear glazing to the rooms.

- 5.29 The grid is stretched further at the top of the building to visually "crown" the architecture. At the lower levels, it stops short before arriving at the ground level. Leaving the black inner "box" to reveal itself to the public realm and street activity.
- 5.30 The top of the grid is extended above the roof line with vertical 'blades' infilling between the "columns" for additional expression of the "crown".
- 5.31 A block of the black 'box' is exposed at the top of the west side of the building to balance the architectural language with the exposed ground and first floor "box" on the east side.

### Cycle & Vehicular Parking

- 5.32 There are no car parking spaces provided as part of the development. There is a dedicated drop off bay at the front of the building from Water Street. This reflects the site's sustainable location within the city centre, the commitment to climate change and the demographic of the target market who are expected to work and 'play' in the city centre, utilising the public transport available and the Site's city centre location to be able to walk to most locations. The Union concept encourages residents to utilise public transport, walking and cycling and this will be managed actively by the on-site management team through the Travel Plan.
- 5.33 Six on-street parking bays provided on Water Street to the north of the Marriott Hotel. These pay and display parking bays are around 100m north of T2 and disabled drivers can park in these locations for free. c.220m to the south on Water Street are located 10 disabled parking bays.
- 5.34 A number of the proposed apartments will be studios designed for short term lettings and as a consequence bike ownership is not expected to be as prevalent. The cycle provision proposed is therefore considered appropriate to the characteristics of the proposed use and the target demographic and comprises 412 secure cycle spaces provided for residents and co-workers in the basement of the building. There are also a further 12 cycle spaces on Sheffield stands throughout the associated public realm for visitors.
- 5.35 It is considered appropriate that the developer will monitor the demand for cycle parking as part of the Framework Travel Plan. If there is an evident shortfall in the cycle parking provision against demand at any point, then the developer will consider alternative options and would review those options with Highways and TfGM.

### Inclusive Access

- 5.36 All residential, co-work, commercial and amenity areas will be level accessed from the street or via the lifts in the buildings core. Mezzanine levels will be subject to tenant fit-out.
- 5.37 The public areas of the building will be compliant with both Part M of Building Regulations and Manchester City Council's DDA requirements.
- 5.38 Four accessible units will be available upon occupation of the development, fitted with fully accessible bathrooms and adequate turning spaces. As demand requires, a further 26 studios are available to be converted to accessible units.
- 5.39 Vita Group's approach, which has been successfully operated for a number of years in their Vita Student portfolio is to provide an appropriate proportion of accessible units providing the basic layout, including accessible bathrooms etc. that enables a future bespoke fit out that will respond to each resident's particular needs as required. The same approach is proposed for Union.
- 5.40 It is expected residents will book their Union accommodation at least 4 weeks in advance, allowing Vita to make all the necessary and practicable adjustments in good time for arrival. Vita also provides 24-hour on-site management presence throughout the year and their staff are trained and dedicated to providing the best possible service to all residents.

- 5.41 There are 30 units within the proposed development with the capacity required to incorporate an accessible studio, equating to approximately 8% of the total number of units proposed. 4 of these (1% of total units) will include an accessible bathroom and adequate turning circles and will be located adjacent to the main circulation core. The residual 26 units are spread across the development and will require the accessible shower room to be retrofitted, something Vita Group are fully committed to do.
- 5.42 The number of Accessible Studios proposed within the Proposed Development is therefore considered appropriate, based upon VITA's extensive experience developing and managing similar medium-term accommodation, predominately for young people, throughout the UK.

### Landscape and Public Realm

- 5.43 The red line boundary is unchanged from the approved development on-Site. It extends to the south to include the land between T2 and the Factory and includes part of Water Street where resurfacing works are proposed. To the north of the site, there is an inlet and river walkway, which are both included within the red line boundary.
- 5.44 A detailed landscaping plan has been produced by Exterior Architecture that details the proposed landscape improvements. The majority of the site is given over to public realm, creating the linkages between Water Street and the river-side, and through towards the Factory.
- 5.45 The proposed landscaping scheme will deliver a comprehensive and fully integrated public realm around the building, knitting in with the wider masterplan. This includes an area of temporary landscaping to the south of the building and north of the Factory. The inlet and river inlet will be retained and improved with updated landscaping, terracing and accessible access to the water front.
- 5.46 A total of 40 new trees will be planted as part of the landscaping scheme.
- 5.47 The area immediately around the building will be delivered by the Applicant. The wider masterplan forms part of this application but will be delivered by the master developer, Allied London, and Manchester City Council as part of wider St Johns masterplan and Factory developments.

### Servicing

- 5.48 The servicing and waste strategy have been drafted in conjunction with the wider St John's Masterplan Strategy.
- 5.49 Residents will remove waste from their apartments via a refuse chute to split the waste into recyclable units; general waste, pulvable (paper) and mixed recyclable (glass, metal, plastics). All waste will then be collected from the service bay to the north, via private collection, twice a week.
- 5.50 Waste from the co-working will be collected by the staff and taken to the bin store, appropriately separated, and collected as detailed above.

### Safety and Security

- 5.51 The project team met with Greater Manchester Police to run through the proposals. The officer was comfortable with the basis of the scheme, having been involved on T1. The team have applied the same safety and security measures to the Proposed Development as previously discussed with GMP, including:
- Ensuring there are no recesses in the building
  - Robust management system with regards to taking deliveries and post

- Controlling access to certain areas of the building for only those who should be there, for example residents or workers.

5.52 A full Crime Impact Assessment has not yet been completed due to timing issues, however, GMP have provided the team with a letter of comfort that this is being prepared. This is provided in support of the application.

### Construction Programme

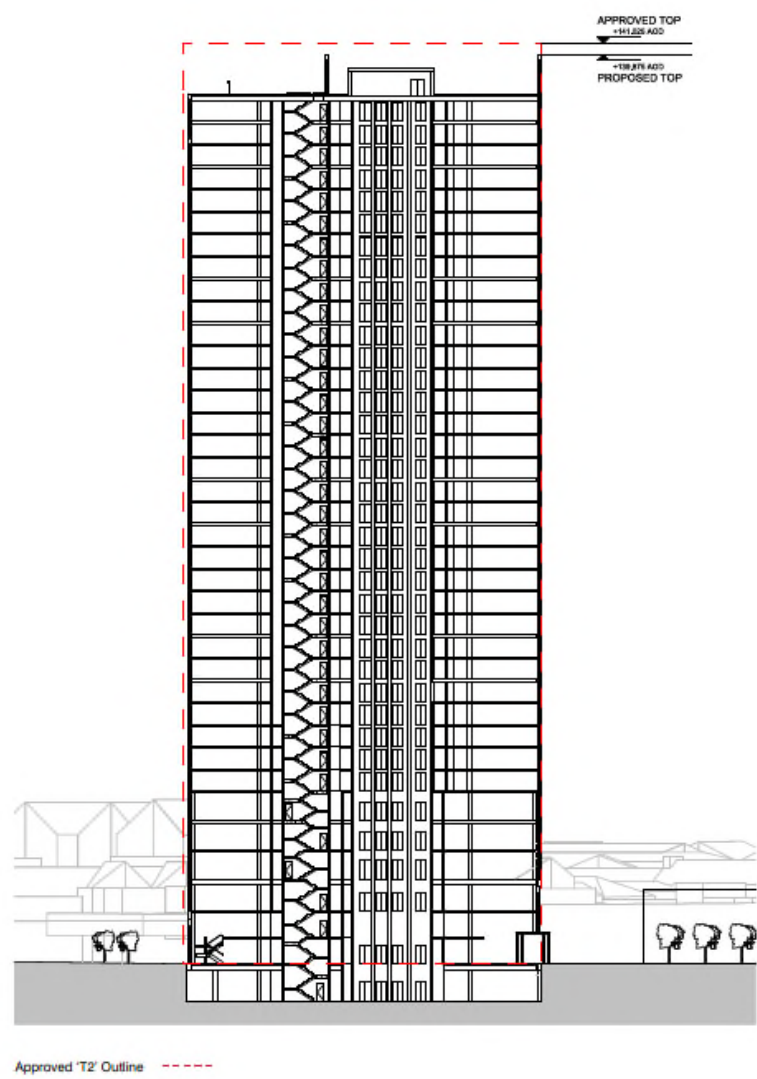
5.53 Subject to Planning Permission being granted, the Applicant intends to begin works in Q3 2020, completing in 2023.

### Comparison to Previously Approved Scheme

5.54 The Site holds an extant planning permission for a 36 storey residential tower, known as 'T2' (ref: 114723). The below table details the Proposed Development side by side with this permission for comparison purposes.

| Item                            | Extant Permission<br>114723                                                                                          | Proposed Development                                                |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Apartments</b>               | 305                                                                                                                  | 372                                                                 |
| <b>Max Population Capacity</b>  | 817                                                                                                                  | 806                                                                 |
| <b>Apartment Size Breakdown</b> | 1 bed: 101<br>2 bed: 201<br>Penthouse (2bed): 3                                                                      | Studio: 186<br>3 bed: 372<br>4 bed: 248                             |
| <b>Cycle Spaces</b>             | 300 internal spaces + 20 spaces in Sheffield stands in Public Realm<br><br>In addition, 11 motorcycle parking spaces | 412 internal spaces + 12 spaces in Sheffield stands in Public Realm |
| <b>Car Parking</b>              | 78 spaces (including 2 accessible bays. 2 city car club spaces and 2 electric charging spaces)                       | 0                                                                   |

5.55 The graphic below shows the difference between the approved massing and height, with the proposed, with the approved proposals being slightly lower than that approved and very slightly broader.



# 6 Development Plan & Material Considerations

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

**"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"**

6.2 This section includes a summary of the Development Plan documents and relevant material considerations to the determination of the application.

## Local Development Plan

### Manchester Core Strategy 2012

6.3 The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

6.4 The Local Plan is currently undergoing a consultation which began in February 2020 to invite views on the Issues and Options paper produced by Manchester City Council.

### Manchester Unitary Development Plan 1995 (Saved Policies)

6.5 The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

## Material Considerations

### National Planning Policy Framework

6.6 On 19 February 2019, the Government published the updated National Planning Policy Framework ('NPPF').

6.7 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, which must be in accordance with the NPPF. The NPPF is a material consideration in the determination of all planning applications.

### Planning Practice Guidance

6.8 The Planning Practice Guidance ('PPG') first published in March 2014 and sets out advice, information and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.

6.9 The principle behind the documents fits in the wider objectives of successive governments' attempts since 2010 to make the planning system simpler, clearer and easier for people to use.

## **Guide to Development in Manchester**

6.10 The 'Guide to Development' document contains supplementary information to provide further detail on planning policy. It covers the following issues:

- Design;
- Accessibility (DfA2)
- Environmental Standards;
- Street Hierarchy;
- Parking Guidelines;
- Housing Density;
- Promotion of a Safer Environment;
- Design for Health; and
- Internal Design Principles.

## **Residential Quality Guidance (2016)**

6.11 The Manchester Residential Quality Guidance document was endorsed in December 2016 and aims to ensure that high quality, sustainable housing that meets the city's and its communities' need will be built.

6.12 Prospective developers and their design teams bringing forward sites for residential development must demonstrate that the scheme will deliver accommodation of the very highest quality that complies with the guidance. Proposals that do not comply with this guidance must provide a compelling justification, based on evidence and options analysis, in order to avoid refusal. This approach underpins the Council's aspiration to encourage the delivery of the highest quality range of residential development, which will contribute to sustainable growth and help establish Manchester as a world class city.

## **Design for Access 2**

6.13 Manchester City Council published 'Design for Access 2' (DfA2), in partnership with Manchester Disabled People's Access Group and the Access Review Forum in 2003.

6.14 The document reflects, and in some cases improves on, current government guidance and regulations, and builds upon the knowledge and experience of disabled people in Manchester. It therefore represents current best practice in inclusive design.

6.15 DfA2 is based on the 'Social Model of Disability' which puts a duty on those responsible for buildings, the environment, transport, the provision of information and the organisation of society, to maximise access for disabled people.

6.16 DfA2 is now a dated document. Building Regulations and equal access legislation has evolved significantly since its adoption. Notwithstanding, consideration to the guidance within DFA2 has been undertaken in formulating the proposals.

## **Blue and Green Strategy and Action Plan**

6.17 Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester 2015-2025' (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development

6.18 This envisages that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. Four objectives have been established to enable the vision to be achieved:

- Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
- Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

### **St John's Strategic Regeneration Framework**

6.19 The St John's Strategic Regeneration Framework, updated in 2016, is detailed in Chapter 2.

### **Greater Manchester Spatial Framework (GMSF)**

6.20 The GMSF published a revised draft in January 2019 for consultation. It details a range of strategic objectives to promote bringing forward brownfield land, reducing net loss of Green Belt, meet Local Housing Need, and provide stronger protection environmental assets.

### **Climate Change Emergency and Playing our Full Part on Climate Change**

6.21 Ecosystems play an important role in regulating climate. They currently absorb roughly half of manmade carbon emissions. Biodiversity and ecosystem services help to adapt to and mitigate climate change. They are therefore a crucial part of the effort to combat climate change. Healthy ecosystems are more resilient to climate change and so more able to maintain the supply of ecosystem services on which our prosperity and wellbeing depend. The underlying principle of green infrastructure is that the same area of land can frequently offer multiple benefits if its ecosystems are healthy.

6.22 There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.

6.23 In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester.

6.24 The key commitments are as follows:

- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
- To adopt a carbon budget and emit only a maximum of 15 million tonnes CO<sub>2</sub> for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as "likely" to maintain global temperature change within 2°C as agreed in the Paris Agreement;
- To achieve a 13% year-on-year reduction in citywide CO<sub>2</sub> emissions from 2018 to achieve this carbon budget.

- 6.25 The Manchester Climate Change Framework 2020-25 was formally adopted the framework on 11 March 2020. This sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.
- 6.26 Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.
- 6.27 The Climate Change and Low Emissions Implementation Plan (2016-2020) is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps that will be taken to become energy-efficient, and investing in the natural environment to respond to climate change and to improve quality of life. It builds upon existing work and sets out priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality.
- 6.28 On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue is an integral part of council decision-making – making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038 in mind. Whilst not formally translated into changes to planning policy yet, it further strengthens the Manchester Zero Carbon Framework.
- 6.29 Please refer to Appendix D for further details on how the scheme responds to these measures.

**MCC Co-Living Report to Executive Committee, 19 December 2019**

- 6.30 In December 2019, a paper was taken to the Manchester City Council's Executive Committee which outlines the Council's proposed response to co-living proposals based on emerging market demand. The Council is planning to embark on a process of further consultation with key stakeholders and it is ultimately the intention that the outcomes of that process will help inform the development of a policy approach as part of the forthcoming review of the Local Plan.
- 6.31 Whilst at the time of submission this paper currently has no planning status, the proposals have been considered against the criteria set out within it. As is demonstrated throughout this report, it is considered the proposals are fully compliant with this emerging policy position.

# 7 Consideration of the Proposed Development

- 7.1 This Section assesses the proposals against the policies in the Development Plan in relation to the key planning considerations of relevance to this application.
- 7.2 Where material considerations provide additional requirements or detail to the policies of the Development Plan that merit discussion.
- 7.3 The proposed development site benefits from Planning Permission for a 36-storey residential tower, establishing the principle of high density residential-led development on the Site.
- 7.4 Within this context, the following are considered to be the relevant planning considerations with regards to the proposals:
- Contribution to MCC Vision and Spatial Objectives
  - Principle of Development
    - o Alignment to Regeneration Priorities
    - o Use
    - o Scale and Density
    - o Affordable Housing & Development Viability
  - Design
    - o Architectural Quality
    - o Internal accommodation & Space Standards
    - o Public Realm and Blue & Green Infrastructure
    - o Waste Management and Servicing
    - o Inclusive Design
    - o Future adaptability
    - o Sustainability & Climate Change
  - Amenity
    - o Wind microclimate
    - o Daylight and sunlight
    - o Transport & Parking
    - o Air quality
    - o Noise
    - o Telecommunications
  - Environmental Impacts
    - o Built heritage
    - o Archaeology
    - o Flood risk & drainage
    - o Ground conditions
    - o Ecology and trees

## Principle of Development

### Contribution to MCC Vision and Objectives

- 7.5 The Core Strategy outlines the Council's vision for Manchester towards a successful, sustainable and accessible city at the front rank of cities in Europe and worldwide, with a growing economy driven by the strength of the Regional Centre.
- 7.6 The Core Strategy identifies broad development requirements and spatial locations for delivering new development over the plan-period. In particular, it identifies an opportunity for the City Centre as a major economic driver and centre of employment. It emphasises the importance of the City Centre in supporting Manchester's economic performance and the role it will place in spreading the benefits of economic growth. The Core Strategy identifies this as a location where higher density residential development will be appropriate.
- 7.7 A key strategic priority seeks to "provide for a significant increase in high quality housing provision at sustainable locations throughout the city, to both address demographic needs and to support economic growth". This is translated in Policy SP1 (Spatial Principles), which sees the Regional Centre as the focus for economic and commercial development, retail, leisure and cultural activity, together with high quality city living. Within this context, the Council require all development to make a positive contribution to neighbourhoods of choice, including (inter alia):
- Creating well designed places that enhance or create character;
  - Making a positive contribution to the health, safety and wellbeing of residents;
  - Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- 7.8 Furthermore, Policy H1 (Overall Housing Provision) sets out that new housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location.
- 7.9 More specifically, Policy CC6 (City Centre High Density Development) notes that the City Centre will be a location where land should be used to maximise its efficiency, allowing for an appropriate increase in scale, massing and height than other areas of the City.
- 7.10 The Core Strategy also highlights the need to restrict changes of use to Houses in Multiple Occupation to prevent further harm to residential amenity and free up housing stock for families. Union provides a sustainable and well-managed alternative for those who usually gravitate towards this type of accommodation, due to low rents and the opportunity to expand their social network.
- 7.11 Strategic Objective 2 seeks to "support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities". Policy CC1 (Primary Economic Development Focus) reinforces this vision, stating that high quality accommodation of a variety of tenures and size will be supported within the city centre.
- 7.12 The Proposed Development is fully in accordance with these policies. It will provide innovative, sustainable and affordable accommodation alongside co-work space specifically tailored to its location within St John's and Enterprise City.

- 7.13 The Proposed Development replaces an extant consent for high density residential development on the Site, and will allow for a highly efficient use of land. It will provide a high standard of living and community vitality, thereby contributing to the mix of uses establishing the St John's neighbourhood as a distinctive, vibrant mixed use area.

#### Alignment to Regeneration Priorities

- 7.14 The St John's Strategic Regeneration Framework ("the SRF") was originally endorsed by Manchester City Council in 2015 following the joint venture formed by Manchester City Council and Allied London to deliver a remarkable development opportunity in and around the former Granada studios in Manchester City Centre. The SRF was updated in November 2016 to incorporate the emerging Factory proposals.
- 7.15 The SRF vision for St John's is to, *"deliver a 'best-in-class' city centre neighbourhood; a place to live, work and play; a place for enterprise and innovation; for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities."*
- 7.16 The proposals have been carefully designed and considered against the principles set out in the St John's SRF. Each principle is assessed in Appendix A in more detail. In summary, the proposals address and support each of the principles from the SRF, with the Union concept directly contributing to the vision of a place to 'live, work and play'.

#### Use

- 7.17 *Core Strategy Policy CC7 states that mixed use development will, "be promoted in the City Centre as a means of utilising land as efficiently as possible, with residential developments in particular being supported as part of schemes which include employment. The Council must be satisfied that proposals are of a scale which ensures that the economic uses of Sites will be fully utilised. The active use of ground floor spaces for food, drink and retail opportunities will be deemed appropriate in areas with an existing public function or where they are able to stimulate such an environment."*
- 7.18 The site benefits from an extant and implemented planning permission for 305 build-to-rent residential apartments. The proposed development comprises a new co-living and co-work proposal to the Site, which has been specifically tailored to address the projected occupier demand within St John's and Enterprise City, and will make a significant contribution to Manchester City Centre's diverse housing stock.
- 7.19 The co-living units within the development will include a mix of Studio, Studio+, 3-bed, 4-bed apartments which will appeal to a wide range of people including those who are new to the city and wish to build friendship and professional networks, larger groups of friends who wish to move in as a collective and self-employed professionals or creatives who require a short term tenancy. The flexible amenity and commercial space on-site also offer residents a high level facilities for use by residents and the wider community, bringing the benefits originally envisaged in the approved development. Furthermore the co-work space will provide space for like-minded individuals and business to cluster adding to the employment offer of St John's and the City Centre.
- 7.20 The December 2019 MCC Executive Committee Report states that, *"co-living should be restricted to a limited number of key areas of high employment growth within the city centre, and would only be considered as part of an employment-led, Strategic Regeneration Framework (SRF), where it can be demonstrated that a co-living development will provide added value to the wider commercial offer in the area."* There should be demonstrable need and evidence of support from local employers.
- 7.21 A comprehensive response to the co-living paper is included at Appendix B and letter of support from local employers are included at Appendix C.

## Scale and Density

- 7.22 *Core Strategy Policy CC6: City Centre Development states that* development should generally be high density. Land should be used to maximise its efficiency while the scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the city.
- 7.23 Core Strategy Policy CC6 states that City Centre development will generally be high density in order to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.
- 7.24 Core Strategy Policy EN2 sets out MCC's policy on tall buildings. The Policy defines tall buildings as those that are substantially taller than their neighbourhoods and/or which significantly change the skyline. A Tall Building Evaluation is included at Section 6 of this Statement, demonstrating compliance with the requirements of Historic England Guidance Note 4 on Tall Buildings and Policy EN 2.
- 7.25 The Proposed Development has been designed with due regard to principles of scale, height, massing, alignment, material and use.
- 7.26 As the Proposed Development comprises a 36 storey building, the application is supported by a Tall Building Statement (included at Chapter 8 of this statement), which concludes that the building is of an exceptional design quality and is appropriately located within an area undergoing significant change as well as providing environmental improvements to the townscape of the St John's area.

## Design

- 7.27 A commitment to good design which takes full cognisance of sites' setting and character runs through national and local planning policy and guidance.
- 7.28 Core Strategy Policy SP1 requires that all development make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.
- 7.29 Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; and to impact on the surrounding areas in terms of the design, scale and appearance.
- 7.30 *Strategy Policy CC9 states that design of development should, "recognise and adhere to specific design challenges that must be overcome in order to ensure complementarity of function and form. The Council will support high density and mixed use proposals in the City Centre, however they should contribute to a coherent and integrated physical environment."*

## Architectural Quality

- 7.31 The Proposed Development has been designed by a highly experienced design team, led by architects Denton Corker Marshall, through a process of close consultation with the Local Planning Authority and key stakeholders including statutory and non-statutory consultees, Members and the general public.
- 7.32 The Design and Access Statement fully explains the architectural evolution and design adopted.

## Public Realm

- 7.33 The public realm around the building has been designed by Exterior Architecture, the landscape architects across the St John's neighbourhood, to ensure that it fully integrates with the character and materiality of the masterplan. The approach adopted and quality proposed is defined within the submitted Design & Access Statement.

### **Inclusive Design**

- 7.34 Core Strategy Policy CC10 states that development will be supported where they promote high standards of accessibility to buildings and across spaces in the City Centre.
- 7.35 Core Strategy Policy DM1 states that buildings and neighbourhoods should be fully accessible to people with disabilities.
- 7.36 Manchester's Design for Access 2 (DfA2) details best practice on access standards. Although it does not relate to residential accommodation, it does outline how public areas of buildings, both internally and externally should be designed. The document is now dated and has been superseded by changes to Building Regulations.
- 7.37 Inclusive design measures are fully defined within the Design and Access Statement. The design has been developed in full consideration of national legislation, including the provisions of BS8300:2001 and Building Regulations Part M (2015 Edition). This reflects the importance that the Applicant places on complying with the Equality Act 2010 and emerging Equality Act (Amendment) Bill 2015-16.
- 7.38 The proposals include 4 fully compliant DDA Studios, and a further 26 Studio+ apartments which are fully adaptable to DDA standards. This equates to a total potential provision of 7.5% of apartments.
- 7.39 The co-work space provided will also meet Part M of Building Regulations. All areas of these floors will be wheelchair accessible, including toilets.

### **Internal Accommodation and Space Standards**

- 7.40 The co-living accommodation to be provided at Union has been considered in the context of existing and emerging residential space standards and guidance.
- 7.41 The Nationally Described Space Standards (NDSS) provide the Government endorsed technical space standards for new residential development. In Manchester, the City Council has adopted their own standards in the Manchester Residential Quality Guidance (MRQG), which are largely comparable to the NDSS.
- 7.42 A key measure of both the NDSS and MRQG relates to a recommended target gross internal floorspace of an apartment according to number of bedrooms and likely occupancy levels. The standards have been designed to be applied to standard apartment schemes and are based on the space requirements of a self-contained dwelling accommodating a family or couple.
- 7.43 The MRQG recognises that a 'one size fits all' approach to design would result in standardised products and a distinct lack of flair or innovation and would fail to provide for the need for high quality shared accommodation as the co-living model envisages. Highly efficient layouts, product design, innovative approaches to storage and fire engineered solutions help maximise net usable space. There will be cases for example where layouts that actually meet the NDSS figures will offer less usable (net) space and be inferior to a well-designed, efficient product that may fall just short of the standards.
- 7.44 MCC's December Executive Committee Paper on co-living recommends that developments should provide an appropriate mix of cluster flats and private studios, with each scheme tested on its merits. Schemes will be expected to demonstrate how they comply with MCC's adopted space standards, as part of the Manchester Residential Quality Guidance.
- 7.45 Co-living is a sui generis use class – it is therefore not considered appropriate to directly apply NDSS or MRQG guidance to the Union product.

7.46 The lack of compatibility between standard residential space standards and the co-living (sui generis use) model is recognised in both UK and Ireland planning policy and guidance. Policy H18 of the new London Plan is focused on Large-Scale Purpose-Built Shared Living and acknowledges that shared living (or co-living) units *"should be appropriately sized to be comfortable and functional for a tenant's needs...There are currently no minimum space standards for these units"*. The policy also notes the importance of communal amenity spaces in ensuring the quality of the overall residential amenity is acceptable.

7.47 In Ireland, the Government responded to the increasing demand and need for co-living products as part of a diverse accommodation offer, through the inclusion of co-living space standards as part of the Design Standards for New Apartments - Guidelines for Planning Authorities, published in March 2018. The guidelines set distinct standards for co-living accommodation, requiring the following minimum space standards to be provided:

- Single occupancy rooms (ensuite) – 12 sq. m
- Double occupancy rooms (ensuite) – 18 sq. m
- Shared space provision per person for 1-3 ensuite bedrooms – 8 sq m / person
- Shared space provision per person for 4+ ensuite bedrooms – an additional 4 sq m per person.

7.48 It follows that the following adjustments can be made to NDSS to reflect single occupancy within the co-living model:

| Type         | NDSS / MRQG occupancy | NDSS / MRQG size | Change to reflect all single occupancy bedrooms | Change to communal area | NDSS adjusted for single occupancy co-living |
|--------------|-----------------------|------------------|-------------------------------------------------|-------------------------|----------------------------------------------|
| <b>2-bed</b> | 3 people              | 61 sq m          | (6 sq m)                                        | (8 sq m)                | 47 sq m                                      |
| <b>3-bed</b> | 4 people              | 74 sq m          | (6 sq m)                                        | (8 sq m)                | 62 sq m                                      |
| <b>4-bed</b> | 5 people              | 90 sq m          | (6 sq m)                                        | (4 sq m)                | 80 sq m                                      |

Table 7.1: Single Occupancy Comparisons

#### *Shared apartments*

7.49 77% of the total of 806 bedspaces will be within the Trio or Quad apartments. These will all be single occupancy.

7.50 The Trio and Quad (3 and 4 bed) apartments are designed to form a primary residence and will only be available on tenancies from 6-months upwards in length. They will be attractive to new city residents who want to build a friendship and professional network so prefer co-living; to larger groups of friends who want to move in as a collective; and city corporates who want to house graduate scheme staff in the same location.

7.51 It will provide accommodation specifically tailored to the demands and price point of new graduates leaving university and entering the job market, thereby contributing to Manchester's ability to retain those skills and drive the continued economic growth of the city.

7.52 As illustrated in the table below, when single occupancy is taken into account, each of the shared apartments meets or exceeds NDSS, even before access to generous shared amenity is taken into account.

- 7.53 Furthermore, many of the broad design principles of the NDSS have informed the design. For example, all bedrooms are over 2.5m wide, the minimum dimension recommended in the NDSS for single occupancy bedrooms and all en-suite rooms consistently exceed the 7.5 sq m minimum for single occupancy and 11.5 sq m minimum for double rooms, irrespective of apartment type. Storage capacity is in accordance with the requirements set out in the NDSS.

| <b>Apt Type</b> | <b>Bedroom Size (sq m)</b> | <b>Apartment Area (sq m)</b> | <b>Comparison with unadjusted NDSS / MRQS</b> | <b>Comparison with NDSS / MRQS adjusted for single occupancy<sup>7</sup></b> | <b>Shared Amenity (sq m)<sup>8</sup></b> |
|-----------------|----------------------------|------------------------------|-----------------------------------------------|------------------------------------------------------------------------------|------------------------------------------|
| <b>Quad</b>     | 13-15.5                    | 98                           | +8                                            | +18                                                                          | 7.2                                      |
| <b>Trio</b>     | 13-15.5                    | 72                           | -2                                            | +10                                                                          | 5.4                                      |

Table 7.2: Apartment Size Comparison

- 7.54 Within the Union en-suite rooms, bedroom areas have been maximised to provide as much useable floorspace as possible. Each apartment will have a shared, yet private to that apartment, communal kitchen and lounge for the use of residents.

- 7.55 In summary, net useable space within the apartments will often be larger than that found in traditional owner occupier apartments.

#### *Studios*

- 7.56 23% (186no.) of the bedspaces will be within studio apartments, ranging between 17 and 31 sq m in size.
- 7.57 The Studios will attract more short-term demand and will be targeted at businesses and institutions looking to house employees and contractors who may only be in Manchester for a short period of time and want a more social experience than a hotel or aparthotel; project workers on fixed-term contracts (particularly characteristic of the creative industries), travelling lecturers and academics; and city workers who want private space but want to be part of the wider Union community.
- 7.58 It is not considered therefore that the studios are comparable to standard residential self-contained studio or one-bed apartments and therefore have not been designed in accordance with the NDSS. Notwithstanding, residents of these units will still benefit from the intelligent internal space planning, level of management, facilities and communal space that the Union product provide.
- 7.59 30 studios extend to 27 sq m in size; 4 of these will be fully adapted as accessible units from the outset, the remainder will be fully adaptable should demand arise for more accessible accommodation. This can be implemented by the in-house management team should inquiries identify a need.

<sup>7</sup> Reduction to allow for single occupancy rooms, calculated by reducing the NDSS by 14sqm (6sqm + 8sqm) for units with 1-3 bedrooms and 10sqm (6sqm + 4sqm) for units with 4-6 bedrooms. Reduction has been calculated by applying the Irish space standards for dual occupancy in rooms.

<sup>8</sup> Calculated @ 2.3 sq m per occupant

### Space Standards Summary

- 7.60 While the NDSS / MRQG standards are not fully comparable with the accommodation proposed, Union's 2-, 3- and 4-bed cluster apartment are fully compliant with the NDSS, once single occupancy allowances is factored in. When the curated shared amenity space available to each resident and intelligent internal space planning is also factored in, the accommodation will provide generous accommodation which compares favourably with many owner occupier residential buildings in the city.
- 7.61 The studios will have a fundamentally different user profile than the shared apartments, and will be available on short-term lets. It is not appropriate therefore to consider these against NDSS. Notwithstanding, occupants of these units will still benefit from generous, well-planned and appointed accommodation with full access to the market-leading amenities on offer within the building.
- 7.62 The amenity provided is a direct outcome from the focus groups led by Vita, and will provide a mix of spaces for a range of activities. Residents will have 24 hour access to the private amenity on the first floor, where they will be able to meet and mix with, other residents. Overall, a further 1.8 sq m of amenity space will be available per bedspace.
- 7.63 It is considered that the provision of these additional facilities, in combination with the accessible price points discussed in Section 3 and below, and the design features inherent within the product, fully justify the proposals in relation to all space standards.

### Future Adaptability

- 7.64 During pre-application consultations, the Local Planning Authority advised that the building should be demonstrably adaptable to traditional residential use in the future. If required in the future, the floor plan can be readily adapted to provide residential accommodation in typical apartments units. An example typical floor plan is illustrated in the DAS, which shows a mix of six two-bed units and four one-bed units, though the floorplates are flexible, and could contain three bedroom apartments if required.

### Waste Management and Servicing

- 7.65 *Core Strategy Policy EN19: Waste* will be managed by The Council by:
- Requiring all developers to demonstrate the proposal's 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.**
- 7.66 A Waste Management Strategy and Waste Management Proforma prepared by Vectos is submitted with the application. This details how operational waste will be dealt with in the development.
- 7.67 The proposals will incorporate a refuse chute which separates into recyclable units; general waste, pulvable (paper) and mixed recyclable (glass, metal, plastics).
- 7.68 Collection will occur twice a week via a private collection. The waste storage within the building has been sized to meet with MCC standards when twice-weekly private collections are implemented. The waste store has been designed to allow for the maximum amount of ground floor space to be used as active, useable floor, opening opportunities for active frontages on all sides of the development, and maximising amenity space which is essential to the Union concept. This also responds to feedback received from officers during pre-application consultation.
- 7.69 The Applicant is committed to agreeing, by Section 106, to maintaining these private collections in perpetuity.

## Microclimate Impacts

7.70 *Policy EN2: Tall Buildings* states that:

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

7.71 *The Guide to Development in Manchester, Supplementary Planning Document* and Planning Guidance (adopted April 2007), Section 2. Design, Paragraph 2.40 (Hard landscaped areas within the public realm should be attractive) states:

"Where the public realm includes hard landscaped areas, its design should reflect the level and nature of their use, and should consider issues such as overshadowing, prevailing winds..."

7.72 *Policy DM1: Development Management* states;

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- Effects on amenity, including light.

## Wind Microclimate

7.73 The massing of the building is largely unchanged from the approved development on-site, being slightly lower and very slightly broader. The surrounding context has though changed since that application was approved and the site sits within an area of great change.

7.74 The proposed development has therefore been subject to further wind tunnel testing to demonstrate that it will create an acceptable wind environment around the building. This is submitted as Chapter 11 of the Environmental Statement.

7.75 The wind tunnel test considers three scenarios – the existing baseline, the proposed development in its baseline surrounds and the proposed development in expected future surrounds taking into account other committed development in the area.

7.76 The cumulative scenario demonstrates that no further wind mitigation is necessary.

7.77 The proposed development in its baseline surrounds scenario includes all developments that are under construction. Consequently, it includes the approved St John's T1 development, for which the basement is currently being formed. This scenario identifies wind exceedances at three locations related to the Proposed Development, without the implementation of further mitigation measures.

7.78 This consented T1 scheme includes relatively sparse landscaping on the approved drawings along Water Street and does little to alleviate wind conditions in this location; however, it is noted that this planning permission also includes a planning condition which requires the development of further wind mitigation / landscaping proposals taking into account the evolving development context.

7.79 It should be noted that the T1 site is now within the ownership of the Applicant who does not intend to progress the development approved under the extant planning permission and is committed to delivering the proposed Union T1 development that is subject to a current application. This revised proposal is quite different in relation to the level of planting and wind mitigation, and provides a significant improvement on the consented scheme. The Union T1 proposals incorporate significantly denser tree planting, staggered porous screens and planters with tall shrub planting.

- 7.80 In the event that just the Proposed Development and Union T1 are developed in advance of other identified cumulative developments – a scenario which is not currently envisaged to take place – it is expected that the enhanced landscaping around both schemes will alleviate the accelerated winds where the identified exceedances are located.
- 7.81 Furthermore, as both T1 and T2 developments are in the same ownership there is an opportunity to further develop an integrated solution between both sites should further mitigation be necessary to alleviate outstanding wind issues. This may include for example further development of the landscaping in the open space on the south side of the Proposed Development.
- 7.82 A planning condition is anticipated on both planning permissions that requires further wind tunnel testing and validation prior to development of either building. This would be in common with other planning permissions in the St John's area, in recognition of the evolving physical context of and the need for a holistic approach that delivers a suitable wind environment across the regeneration area.

### Daylight and Sunlight

- 7.83 The Site benefits from an extant planning permission for a 36 storey tower on the same building footprint, which did not present unacceptable impacts on daylight and sunlight on nearby receptors.
- 7.84 To support the current proposals, a full Daylight and Sunlight report has been produced by Watts, which assesses the likely impact of the completed development on the daylight and sunlight to adjacent residential units, V&A hotel and Museum of Science and Industry (MOSI) properties' windows and report whether these are able to meet with the guidance set out in BRE report 209.
- 7.85 This report concludes the Proposed Development will have a negligible impact on residential properties and MOSI buildings. The impact is commensurate with the approved development on-site.
- 7.86 This is not considered to be significant in terms of the wider area, but is assessed fully in the Environmental Statement (Chapter 10) and accompanying Technical Report.

### Transport and Parking

- 7.87 *Core Strategy Policy T1 Sustainable Transport* aims to:
- deliver a sustainable high quality and integrated transport system to encourage a modal shift away from the car.**
- 7.88 *Core Strategy Policy T2 Accessible Areas of Opportunity & Need* 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 and is easily accessible by walking, cycling and public transport"**
- Within the City Centre, developments provide a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development.**
- 7.89 Policy DM1 Development Management states that all development should be:
- "fully accessible to disabled people and access to new development should be accessible to sustainable transport modes."**
- 7.90 The proposal does not include any car parking spaces within the development. The Union concept is such that it encourages residents to lead sustainable lives, working and living in the same area. The highly sustainable location provides a range of public transport options across the city and out to the wider North West and across the country.

- 7.91 There are 412 secure cycle spaces located within the basement of the building for resident and co-worker use. Throughout the wider public realm there are a further 12 cycle spaces proposed on Sheffield Stands for the use of visitors.
- 7.92 It is not considered that those in the Studio apartments are likely to have their own bicycles due to the short term nature of the offer.
- 7.93 The public areas of the Proposed Development conform to Part M of building regulations, allowing for disabled access.

## Air Quality

- 7.94 *Core Strategy Policy EN16* states:

**"...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 at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas."**

- 7.95 National Planning Policy Framework details several items of note;

### ***Paragraph 170e:***

**"preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans."**

### ***Paragraph 181:***

**"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas of Clean Air Zones is consistent with the local air quality action plan."**

- 7.96 It is likely there will be some adverse effects to air quality throughout the construction programme; however, these can be mitigated against through the production and adherence to a robust Construction Management Plan. This will detail measures to reduce the risks of dust emissions as much as possible, including sheeting of vehicles and water sprays.
- 7.97 The Proposed Development is considered to have no significant lasting impacts on the local Air Quality when operational. Chapter 9 of the Environmental Statement details the assessment that has been undertaken.

## Noise

- 7.98 ***Unitary Development Plan Policy DC26.1: Development and Noise*** states that the Council will:

**Use the development control process to reduce the impact of noise on people living and working in the City where possible. It will consider the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control.**

- 7.99 Although the Proposed Development is not particularly noise generating, appropriate measures that have been taken to limit noise from the commercial space is detailed within the Noise Chapter of the Environmental Statement (Chapter 8).
- 7.100 Noise during the construction phase will be managed through the implementation of a Construction Management Plan which will enforce times of working limitation in order to cause minimal disruption to residents within the local area.

### Telecommunications

- 7.101 Manchester City Council requires development over four storeys to produce a TV reception impact assessment. The **National Planning Policy Framework, Paragraph 114** states Local planning Authorities should;

**Ensure that they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services**

- 7.102 A desktop-based study and baseline reception survey have been performed to assess the possible effects and impacts on the reception of television and radio broadcast services from the proposed Union, St John's development in Manchester.

### Built Heritage

- 7.103 *Core Strategy Policy EN3: Heritage* will be addressed by Manchester City Council:

**Through encouraging development which complements and takes advantage of the distinct heritage and historic features of their respective neighbourhoods – including those in the City Centre. New developments are to be designed so as to support the Council in preserving and, where possible, enhancing the historic environment, character, setting and accessibility of areas of acknowledged importance – including listed buildings and conservation areas.**

- 7.104 *Unitary Development Plan Policy DC18.1: Conservation Areas* states:

**The Council will give particularly careful consideration to development proposals within Conservation Areas, seeking to preserve and enhance the character of designated conservation areas by considering issues such as the relationship of new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings.**

- 7.105 *National Planning Policy Framework Chapter 16: Conserving and enhancing the historic environment* focuses on:

**The protection and enhancement of heritage assets, noting that developers must record and advance understanding of how any significant heritage asset may be impacted by the development. Furthermore, developments should be supported where they positively contribute to Conservation Areas.**

- 7.106 The application is supported by a Heritage Assessment, forming Chapter 7 of the submitted ES, which assesses the impact of development within a 250m radius of the Site. The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area are considered where relevant.
- 7.107 The Heritage Statement establishes that the existing Site largely consists of cleared former industrial sites and contains no historic built or structures of heritage value.
- 7.108 The assessment has identified seventeen Listed Buildings and two Conservation Areas within the proposed 250m study area. The significance assessment has disaggregated these heritage values and formed a comprehensive baseline from which to assess the visual impact of the Proposed Development upon the setting of the identified heritage assets.
- 7.109 The baseline assessment was undertaken using a combination of desk-based study, research and fieldwork to identify and assess the heritage significance of the designated and non-designated heritage asset receptors. It also establishes the way in which the settings and the Site contribute to the heritage significance of these assets (in line with NPPF and Local Policy).
- 7.110 The visual impact assessment demonstrates that the Proposed Development will result in minor adverse impacts on the settings of five Listed Buildings, negligible impact on the settings of five Listed Buildings and neutral impact on the settings of 6 Listed Buildings. There will be negligible impact on the settings of the two Conservation Areas. Mitigation for instances of any perceived adverse harm are accrued by the substantial public benefits of the Proposed Development which include:
- Development of a vacant site, which currently has a negative impact on the surrounding built context. Given the detrimental value of the Site, there is a capacity for much change, and an opportunity to enhance the architectural and urban qualities within and surrounding the Site.
  - The creation of a destination and landmark building within the city which, alongside other proposed developments, will strengthen and redefine the St John's Masterplan area. It will also do much to reinstate a clear architectural form addressing Water Street and the River Irwell.
  - Providing flexible living accommodation for those in the early part of their career, adjacent to like-minded individuals - thereby supporting talent and making a significant contribution to the St John's community.
  - Providing open to all co-work space which will inspire innovation and the collaboration of modern creative industries within Enterprise City.
  - Enhancing the public realm and public access to and use of the River Irwell.
  - Creating a safe and accessible environment with clearly defined areas and active public frontages to enhance the local quality of life.
- 7.111 The benefits to the surrounding heritage assets will be indirect and relate to the enhancement of the surrounding townscape which will in turn ensure their sustainability. The Proposed Development will introduce new features to the city skyline signifying presence and activity within a key gateway site. It will create a point of interest and encourage movement through the surrounding area which will help to revitalise the area and act as a catalyst for further development.
- 7.112 Overall, the assessment concludes that the effect of the Proposed Development on the identified Heritage resource as a whole would be minor adverse and will be more than outweighed by the positive public benefits of the development.

## Archaeology

- 7.113 *Core Strategy Policy EN3* states that:

**New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas**

**and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.**

- 7.114 As the Site is currently fully enabled, the ground has been processed through the implementation of the previous relevant application. Salford Archaeology has undertaken a review of the current situation taking into account the site history, and confirmed that an archaeological excavation took place in April 2018.
- 7.115 It is now considered that any archaeological remains have been removed as part of this process, and as such negates the requirement for further archaeological works.

### Flood Risk & Drainage

- 7.116 **Core Strategy Policy EN14: Flood Risk** is to be controlled by:

**Ensuring that all development is 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 the Manchester-Salford-Trafford Strategic Flood Risk Assessments (SFRA).**

- 7.117 **National Planning Policy Framework Chapter 14: Meeting the challenge of climate change, flooding and coastal change** notes that:

**Developments should be directed away from areas of high flooding risk, however where developments are necessary in such areas they should be made safe for their lifetime without increasing flood risk elsewhere. Where appropriate, applications are to be supported by a site-specific flood-risk assessment. All developments are to be flood resistant and resilient and incorporate sustainable drainage systems where appropriate.**

- 7.118 As per the Environment Agency Flood Map, the majority of the Site is within Flood Zone 2. The water inlet to the north of the proposed building is in Flood Zone 3.
- 7.119 A site-wide Flood Risk Assessment and Drainage Strategy for the masterplan area has been approved under planning application references 114385/FO/2016 and 121511/FO/2018. These documents have been re-submitted with this application, together with a cover note by Curtins detailing how the current proposals relate to these approved plans.
- 7.120 It confirms the key mitigation measures required by the proposals and that a separate foul and surface water system is proposed and will be retained as a private network.
- 7.121 A separate foul and surface water system is proposed and will be retained as a private network. New drainage will be designed to provide adequate capacity not to flood for the critical 1 in 30-year storm event and flood water generated from up to the critical 1 in 100-year plus climate change storm event shall be constrained within the areas on site so not to cause damage to buildings, essential services or adjoining developments & services.
- 7.122 The proposed surface water strategy will therefore consist of a newly constructed surface water system which will outfall into the River Irwell via three new outfalls. Agreements are currently ongoing with regards to the discharge to the River Irwell via the three outfalls.

### Ground Conditions

- 7.123 Core Strategy Policy EN 18 requires that any new development of contaminated land must be accompanied by a health risk assessment.
- 7.124 A Phase 1 Desk Study has been undertaken by Curtins, which determined a varied level of risk associated with the development. It recommends an intrusive ground investigation and Qualitative Risk Assessment be undertaken, and also a comprehensive UXO report, prior to development taking place.

- 7.125 On this basis and acknowledging the work undertaken to date, it is considered that the Proposed Development will result in positive effects on ground conditions associated with the construction phase of development given the removal of any identified contamination during the proposed basement excavation and will therefore not give rise to significant environmental effects.

### Ecology, Tree and Green & Blue Infrastructure

- 7.126 The **Core Strategy Policy EN15: Biodiversity and Geological Conservation** states:

**"The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City"**

- 7.127 One of the three overarching objectives to achieve sustainable development, as described in **Paragraph 8 of the NPFF** is;

**"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."**

- 7.128 **Paragraph 170** states;

**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

**a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);**

- 7.129 Manchester City Council adopted the 'Green and Blue Infrastructure Strategy for Manchester' in July 2015. It details its main objectives as;

**1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers**

**2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth**

**3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond**

**4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment**

- 7.130 Ecosystems play an important role in regulating climate. They currently absorb roughly half of man-made carbon emissions. Biodiversity and ecosystem services help to adapt to and mitigate climate change. They are therefore a crucial part of the effort to combat climate change. Healthy ecosystems are more resilient to climate change and so more able to maintain the supply of ecosystem services on which our prosperity and wellbeing depend. The underlying principle of green infrastructure is that the same area of land can frequently offer multiple benefits if its ecosystems are healthy.

- 7.131 As described in the table below, the provision of green infrastructure is integral to the St John's Masterplan and should improve biodiversity and enhance wildlife habitats in the urban area. Opportunities to enhance and create new biodiversity within the masterplan including the applications site, such as appropriate plant, shrubs and tree planting, are designed into the scheme and installation of these measures would be committed to through the planning application.

- 7.132 The supporting ecological appraisal has demonstrated that the development at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework. Redevelopment at the site will provide an opportunity to secure ecological enhancement for fauna typically associated with urban areas such as breeding birds and foraging bats.

- 7.133 The proposals accord to the vision by creating new public realm with increased representation of green areas to provide more welcoming and pleasant environments for pedestrians. The new public realm and green infrastructure areas will merge into and augment the existing infrastructure resource in the area – principally the public space amenity area outside the currently under construction Factory.
- 7.134 The green infrastructure brought forward with this scheme will provide a green link and stepping stone to nearby parks such as St John's Gardens, and enables views of the River Irwell as a blue infrastructure resource.

| Objective                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Improve the quality and function of existing Green and Blue Infrastructure, to maximise the benefits it delivers.</b>                                            | <p>The Site currently comprises a brownfield site used as a construction compound That makes no contribution to green and blue infrastructure of the area.</p> <p>It will be replaced by extensive new green infrastructure, including new tree planting, large useable areas of green public realm and new access and dwell space along the River Irwell and canal basin.</p> <p>This includes a grove of new trees set within an area of soft landscape. Beyond this, a potential future development plot will be grassed over to provide temporary green infrastructure until such time as detailed plans are delivered.</p> <p>The western plinth forms the edge of the new riverside footpath which extends from Factory Square along this section of the river.</p> <p>To the north of the proposed building, public realm proposals to the existing canal basin include works to overcome existing changes in level and create an accessible ramp leading from the development to the lower area of the canal basin. Also included in this area are a series of steps and terraces that front the lower section of the canal basin.</p> <p>A total of 40 new trees will be planted in the public realm, providing new habitats for nesting birds. Further habitats such as bird boxes will be provided for nesting birds and bats.</p> |
| <b>2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.</b> | <p>The building will be set within the wider St Johns masterplan, which will be a new neighbourhood of choice built around high quality green and blue infrastructure. The development re-engage the area with the water-front and improve permeability through the area, linking Spinningfields to the north to the Factory to the south.</p> <p>The quality of this urban realm will underpin the success neighbourhood being created and its attractiveness to occupiers and residents. The masterplan approach, led by the project landscape architect Exterior Architecture, will ensure that a legible place is created.</p> <p>In doing so, the green and blue infrastructure will act to regenerate the area and help maximise the economic potential of St Johns and Enterprise City.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.</b>                                                          | <p>The landscape is designed to encourage movement through the St John's neighbourhood, through Manchester Goods Yard to the east, and the provision of an improved pedestrian route down Water Street to the Factory.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Objective                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                    | It will create new and enhanced linkages directly to the water's edge, previously neither possible nor desirable in the current situation and contributing to unbroken pedestrian routes along the riverfront,                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.</b> | <p>Through the above enhancements, the proposals will encourage pedestrians and cyclists to move through, dwell and engage with the green and blue infrastructure created. People will be able to sit and enjoy the waterfront along the Irwell and canal basin, and the built environment, including the existing heritage assets and emerging architecture of St Johns.</p> <p>In doing so, it will increase understanding and awareness of the quality of Manchester's natural assets and how through good design they can be exploited to create liveable places and drive regeneration and growth.</p> |

Table 7.3: Response to Blue and Green Infrastructure Objectives

## Sustainability & Climate Change

7.135 **Core Strategy Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development** states that Council objectives will be achieved by:

**Ensuring that all development must follow the principles of the Energy Hierarchy, being designed:**

- **To reduce the need for energy through design features that provide passive heating, natural lighting and cooling**
- **To reduce the need for energy through energy efficient features such as improved insulation and glazing; and, to meet the need for energy through the use of low or zero carbon energy generating technologies.**

7.136 **Core Strategy Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies** details that:

**New development, regeneration and retrofit projects will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposal plans.**

7.137 **Core Strategy Policy EN8** notes that Adaptation to Climate Change shall be achieved by:

**Ensuring that all new developments are adaptable to climate change in terms of their design, layout, siting and function of buildings and external spaces.**

7.138 **National Planning Policy Framework Chapter 14: Meeting the challenge of climate change, flooding and coastal change** states that:

**New developments should take care to ensure that risks are managed through suitable adaptation measures. Furthermore, any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards. New developments are expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.**

7.139 Passive fabric measures across the building including improvements to the thermal performance and air tightness above Part L requirements of the Building Regulations have been incorporated.

7.140 In addition to the Passive design measures, Active Building Services are to be designed to minimise direct energy consumption and CO<sub>2</sub> emissions, with particular emphasis on the following;

- Improved Boiler Efficiencies;
- Reduced Standing Losses from Pipes and Cylinders;
- Increased Hot Water Generating Efficiencies;
- Energy Efficient LED Lighting;
- Improved Lighting Controls;
- Low Energy Motors in Pumps and Fans;
- Efficient Heat Recovery in relevant systems and,
- Enhanced heating controls

7.141 The space heating will be via electric panel heaters or similar in all residential areas of the building. These will be complete with thermostatic and time controllers. The advantages of the proposed full electric servicing option for the residential towers include being able to take advantage of a decarbonised National Grid

7.142 The following renewable and low-carbon technologies will be utilised in the scheme:

- The heat energy for the domestic hot water will be generated using gas fired centralised plant and a combined heat and power (CHP) plant installation which will be distributed to each individual studio accommodation unit. As the dominant energy requirement within the residential accommodation results from domestic hot water generation, this technology can dramatically reduce the energy and Carbon intensity of the development.
- Refrigerant based air source heat pumps will be utilised in the form of a VRF system to heat and cool the co-work areas and the main ground floor communal areas due to the higher concentration of occupancy.

7.143 Through implementing these measures, the proposals will significantly exceed the requirements of Policy EN2:

- the co-work and commercial areas of the building will deliver a 26% improvement on the 2010 Part L Regulations; and
- the residential areas will deliver a 19% improvement on 2010 Part L.

7.144 Furthermore, the following inherent site characteristics and on-site measures to be implemented through the construction and operational phases of development to minimise the carbon footprint of the building and contribute to zero carbon objectives:

- Construction impacts will be minimised through the Construction Management Plan, notably through: operation of an Environmental Management System; adoption of responsible construction management practices, including registration with the Considerate Constructor Scheme and implementation of pollution prevention policies; monitoring of construction site energy and water consumption; waste minimisation to reduce raw materials demand, thereby reducing the building's embodied carbon footprint; recording of CO2 emissions associated with construction site vehicles (deliveries and waste removal); and, implementation of a Sustainable Procurement Plan to ensure key materials are responsibly sourced.
- No car parking is provided. 412 secure cycle spaces will be provided, together with 12 on-street spaces. The site's city centre location with access to local amenities, employment opportunities and entertainment, and proximity to transport hubs such as Deansgate Railway

and Metrolink stations and Salford Central Station will enable a low carbon, sustainable lifestyles. The Travel Plan will encourage use of alternative modes of transport.

- Home working options are supported by the generous co-living dimensions, good levels of natural daylighting and on-site co-working accommodation.
- Integrated white goods will have as a minimum an A+ energy rating.
- The glazing proportions, ventilation system and solar control glazing are designed to optimise solar gains within the building yet limit the propensity to overheat. Thus, these dwellings do not require active cooling which further limits the energy demand of the development. Analysis of overheating will be undertaken to further refine the dwelling specification, further into the development cycle.
- The lighting provision within the common areas will include active sensors.
- Water efficiency measures (such as dual flush toilets, flow restrictors and reduced volume baths) will limit potable water demand to <105litres/person/day. This will reduce water heating energy loads and also cut the process energy required to supply clean drinking water.
- During occupation, the building will benefit from recycling facilities to enable the local authority waste reduction targets, diverting more materials away from landfill and reducing the occupants' carbon footprint further.

These commitments, in combination, seek to work towards the carbon reduction target of no more than 1.5°C global temperature increase and assist Manchester City Council in meeting their Climate Change Emergency objectives.

A detailed response to the priority actions set out in the MCC Zero Carbon Framework are included at Appendix D.

## Crime and Security

- 7.145 A Crime Impact Statement is currently being prepared by Secured by Design Officers at Greater Manchester Police which confirms that the proposed scheme is considered acceptable with the minor design changes and security additions included, which will be included as part of detailed design.

## Affordable Housing and Development Viability

- 7.146 Policy PA1 states that, "where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance... The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. Where appropriate, any such provision will be required to be provided on site. Where this is not possible, a commuted sum payment is likely to be sought. In determining the nature and scale of any planning obligation, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account."
- 7.147 Policy H10 in the MCC Core Strategy sets out a requirement for 20% Affordable Housing across the city for all sites over 0.3ha or 15 units. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. A reduced or negated Affordable Housing contribution may be acceptable where:

*"Either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or*

*Material considerations indicate it is inappropriate. These circumstances are defined in the policy:*

- a) There is a very high level of affordable housing in the immediate area;*
- b) There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;*
- c) Affordable housing would be prejudicial to the diversification of the existing housing Mix.*
- d) The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;*
- e) It would financially undermine significant development proposals critical to economic growth within the City;*
- f) The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;*
- g) There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme." (Deloitte emphasis)*

7.148 National Planning Policy Framework Chapter 5: Delivering a sufficient supply of homes notes that:

**"The supply of homes, particularly for groups with specific housing requirements, should be increased. Where a need for affordable housing is identified, developments involving the provision of housing should include 10% of homes to be affordable on-site. Furthermore, the suitability and likely economic viability of housing sites should be considered when determining proposals."**

7.149 The policy is not considered to be strictly applicable to the Union proposals given its classification as a Sui Generis use; however, MCC's December 2019 Executive Committee Report (which is not at the time of submission adopted guidance) on co-living states that:

**"A contribution should be made in accordance with the city's affordable housing policy. Rents should be affordable, but co-living accommodation cannot be seen per se to directly contribute to the delivery of the affordable housing targets for the city."**

7.150 The Applicant recognises the need for high quality but accessible shared accommodation within the city centre and has modelled the accommodation proposed and its price point specifically to contribute to a sustainable and varied housing market in the city centre.

7.151 As noted in Section 3 the proposed development has been designed to be accessible to a range of incomes. Accessible in this context is the provision of accommodation at rental levels that equate to 30% of gross income, in line with Manchester City Council recommendations around affordability and average household income in the city. In this way, Union provides a viable alternative to HMOs in the city's suburbs, whilst also delivering vastly superior, purpose built and managed accommodation.

7.152 This also factors in the economies of scale that can be driven in relation to bills, anticipated removal of the travel costs associated with commuting into the Regional Centre from the suburbs, as well as the benefits of gym membership, casual work space and social events, all of which will be included within the rental price.

- 7.153 Notwithstanding the intention that a significant proportion of accommodation will be delivered at an affordable rate, and in a form that is specifically tailored to address the demand of those expected to be living and working in St John's and the City Centre, the applicant has also submitted a viability appraisal to consider whether further contributions to a more traditional form of affordable housing could be made.

### **Management Strategy**

- 7.154 A full Management Strategy has been prepared by Vita, who are committed to being long term management of the building as a whole. It is submitted in support of this application.

### **Planning Policy Assessment Summary**

- 7.155 The relevant parts of the NPPF, Development Plan and all material considerations have been considered in the preparation of the proposals. Taking these into account, it can be concluded that the proposals are considered to be broadly consistent with the aims and objectives of the Development Plan taken as a whole. It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the proposed development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole.

# 8 Tall Building Statement

8.1 This chapter contains justification against relevant policies contained in Manchester's Core Strategy, Historic England and CABI's guidance on tall buildings.

## Introduction

8.2 The Manchester Guide to Development SPD states that "it will always be important for the City to be able to accommodate new interest and activity in its different forms, including tall buildings" (p.46).

8.3 Manchester's Guide to Development SPD states that the Council "would require any such proposals to be presented in context of the joint guidance produced by CABI and English Heritage for assessing tall buildings" (p.50). Therefore, the evaluation of this element of the proposals as set out below is based on the criteria contained in the 'Guidance on Tall Buildings Document' published jointly by English Heritage and CABI (updated version, July 2007) and in particular against the criteria set out within Section 4 of that document. The proposals are also assessed against the Core Strategy Policy EN2 (2012) on Tall Buildings.

8.4 On 10 December 2015, Historic England published Tall Buildings: Historic England Advice Note 4, which represents an update to the CABI and English Heritage Guidance published in 2007, responding to the requirements of the National Planning Policy Framework and the marked increase in proposals for new tall buildings.

## Advice Note 4

8.5 Advice Note 4 identifies a series of steps that should be undertaken pre-application for proposals involving tall buildings. These are as follows:

- Identify the zones of visual influence of a proposal, which help to understand the character of the areas that may be affected and any individual heritage assets.
- Guide and improve design: Design Review is an established tool for the assessment of impact.
- Understand what illustrative material is likely to be needed in terms of the quality, accuracy, clarity and detail, so that the impact can be properly and objectively assessed.
- In terms of the Proposed Development, it has been developed through ongoing dialogue with Manchester City Council through the development of the scheme.
- The remainder of this section will consider the proposal against the English Heritage / Historic England and CABI criteria (which reflects both the original and updated guidance) in the following order:
  - relationship to context;
  - effect on the historic environment;
  - relationship to transport infrastructure;
  - the architectural quality of the building;
  - sustainable design and construction of the proposal;
  - credibility of the design;
  - contribution to public space and facilities;

- effect on the local environment;
- contribution made to permeability of the Site and the wider area; and,
- the provision of a well-designed, inclusive environment.

### **Relationship to context**

8.6 The Guidance states that "Relationship to Context" (paragraph 4.1.1) requires an assessment of:

*"The relationship to context, including natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect on the skyline. Tall buildings should have a positive relationship with relevant topographical features and other tall buildings; the virtue of clusters when perceived from all directions should be considered in this light."*

8.7 The proposal is within the height prescribed by the St John's SRF, and is consistent with the extant development. It also is in line with the surrounding proposals and committed development.

8.8 There is an existing tight urban grain through St John's. The high density development will provide a cluster along the river bank, providing a high quality neighbourhood.

### **Effect on the historic environment**

8.9 The Effect on the Historic Environment criteria (Paragraph 4.1.2) requires consideration of the effect of the proposals in relation to:

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

- *world heritage Sites*
- *scheduled ancient monuments*
- *Listed buildings*
- *registered parks and gardens, and registered battlefields*
- *archaeological remains*
- *conservation areas"*

8.10 The proposed location of the buildings have been carefully considered to respect of topography, the surrounding built context and nearby heritage assets.

8.11 The Application has demonstrated through testing of CGI views and architectural justification that the variation in the heights proposed makes a positive townscape contribution in the context of the current and future massing of the wider SRF area.

8.12 The development of the design has also been sensitive to the neighbouring listed buildings and the conservation area. A range of surrounding views have been assessed by the Heritage Assessment, which concludes that the development maintains the setting and character of the surrounding heritage assets.

## Relationship to transport infrastructure

8.13 Paragraph 4.1.4 states;

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

8.14 This section of the report should be read in conjunction with the Transport Statement, prepared by Vectos which fully considers the transport implication of the proposals as well as a Framework Travel Plan, which provide measures to encourage alternative modes of travel to the private car.

8.15 The Transport Statement considers the existing transport infrastructure to the Site. The Site has excellent existing transport infrastructure including road, pedestrian walkways, cycle network, bus, Metrolink, rail and tram. Full details are included in the individual Transport Assessment.

8.16 No car parking is proposed as part of the development.

8.17 The proposals will deliver a total of 412 secure cycle parking spaces in the basement and 12 Sheffield stands in the public realm. The new public realm and soft landscaping will create an attractive and desirable place in which to walk and the highly permeable arrangement of the buildings will create a key through route across the Site that was identified by the SRF to encourage walking as a viable means of transport.

## Architectural quality of the building

8.18 The guidance on architectural quality of the building (Paragraph 4.1.6) states:

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

8.19 The Proposed Development will regenerate the Site, which currently does not reflect the aspirations for the area as part of the St John's Regeneration Framework.

8.20 The proposed design is a thoroughly considered and coordinated, contextually led response which provides a high quality benchmark for future development within the development framework.

## Sustainable design and construction of the proposal

8.21 The guidance on sustainability of the building (Paragraph 4.1.6) states:

*"For all forms of development, good design means sustainable design. Tall buildings should set exemplary standards in design because of their high profile and local impact. Proposals should therefore exceed the latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development. The long-term resource and energy efficiency of tall buildings will be enhanced if their design can be adapted over time.*

8.22 The Energy and Environmental Standards Statement sets out in detail a Site wide analysis with regards to energy efficiency and scheme sustainability to demonstrate that the proposals will significantly exceed the requirements of MCC Policy EN2 and contribute to the Council's zero carbon agenda.

## Credibility of the design

8.23 Paragraph 4.1.7 states;

*"The credibility of the design, both technically and financially. Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building."*

8.24 The application proposals have been prepared by a developer and experienced design team familiar with the issues associated with developing high quality buildings, in City Centre locations and with a track record and capability to deliver a project of exceptional quality.

8.25 The Proposed Development will be located in an area identified for development within the Development Framework. The Site as proposed will significantly enhance this area of the City Centre.

8.26 The design team recognises the high profile nature of the area and the bar has been set high in terms of design quality and architectural excellence, to deliver a building that is complementary to the area and in keeping with the SRF.

8.27 A significant amount of time has been spent developing the proposals through a number of design stages to deliver a viable development of high quality.

8.28 Market demand for new housing to meet the specific needs of a growing population and changing demographics, means that there will be demand for the type of Co-living concept being pioneered in Manchester by this development.

## Contribution to public space and facilities

8.29 Paragraph 4.1.8 refers to Public Space;

*"The contribution to public space and facilities, both internal and external, that the development will make in the area, including the provision of a mix of uses, especially on the ground floor of towers, and the inclusion of these areas as part of the public realm. The development should interact with and contribute positively to its surroundings at street level; it should contribute to safety, diversity, vitality, social engagement and 'sense of place'."*

8.30 The Proposed Development will bring additional vitality to a currently under-used Site, including extensive new green infrastructure, including new tree planting, large useable areas of green public realm and new access and dwell space along the River Irwell and canal basin. 40 new trees will be planted and new habitats created for nesting birds and bats. The public realm and landscape will integrate cohesively into the St Johns masterplan contributing to the regeneration of the area.

## Contribution made to permeability of the Site and the wider area

8.31 Paragraph 4.1.10 states;

*"The contribution made to the permeability of a Site and the wider area; opportunities to offer improved accessibility, and, where appropriate, the opening up, or effective closure, of views to improve the legibility of the city and the wider townscape."*

8.32 The Proposed Development forms part of the wider St John's Framework area. The public realm strategy has therefore been designed to ensure permeability and linkages with the wider City Centre and key development sites.

- 8.33 The development will knit together new pedestrian and cycling routes through the area and bring access and activity to the waterfront, which currently is either not possible or not desirable.

#### **Provision of a well-designed, inclusive environment**

- 8.34 Finally, paragraph 4.1.11 states;

*"The Design and Access Statement sets out the overall design aspirations of the proposals. Care has been taken to ensure that the design contributes to and enhances the quality of life for residents, workers and visitors."*

- 8.35 The Design and Access Statement sets out the overall design aspirations of the proposals. Care has been taken to ensure that the design contributes to and enhances the quality of life for residents, workers and visitors.

- 8.36 The Proposed Development is to provide residential development and landscaping with significant improvements to the public realm for the Site, in line with the high quality design of the wider area.

- 8.37 A series of newly landscaped spaces for will be provided within the Site which will bring individual character and assist in the creation of a sense of place. The public realm will be shared by users, with pedestrians and cyclists, residents, workers and visitors able to mix.

- 8.38 The Proposed Development includes a large amount of amenity space to be shared between members of the public, residents and workers.

#### **Accordance with Manchester's Core Strategy Tall Buildings Policy**

- 8.39 Policy EN2 of the adopted Core Strategy (July 2012) defines tall buildings as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

- 8.40 The Policy states that tall buildings will be supported where it can be demonstrated that they:

*"Are of excellent design quality"*

- 8.41 As is discussed above, the building is designed by Denton Corker Marshall, who have led on design across the St John's masterplan, and will be of excellent quality befitting its location. It will form a sister building to the Union T1 development to the east.

*"Are appropriately located"*

- 8.42 Planning permission exists on the site for a 36-storey building, and the St John's SRF includes the site as suitable for a tall building.

*"Contribute positively to sustainability"*

- 8.43 As discussed above, the Proposed Development is in a highly sustainable location and incorporates a number of sustainable design and construction measures.

*"Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and"*

- 8.44 The proposed development will contribute to the cluster of tall buildings approved and emerging at St John's, including Union Tower 1 and St John's Place.

*"Will bring significant regeneration benefits."*

- 8.45 The Proposed Development is being delivered in full compliance with the development principles set out in the adopted 2016 SRF for the area. It has been specifically tailored to meet the demands for a sustainable mix of innovative and affordable residential accommodation typologies alongside flexible co-work space and wider amenity provision which will catalyse the next phase of regeneration in the area.

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

- 8.46 The development will complement the existing and emerging building assets and will make a positive and distinctive contribution to the skyline.

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

- 8.47 The site is identified in the St John's masterplan for a tall building and planning permission exists on the site for a 36-storey building.

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

- 8.48 Microclimate issues have been fully considered and are discussed in the previous section.

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

- 8.49 The credibility of the design is discussed in detail above. A viability appraisal has been submitted in commercial confidence with the application. This demonstrates that the development is both viable and deliverable.

### Tall Building Statement Summary

- 8.50 The Proposed Development meets the requirements of Historic England Guidance note on Tall Buildings and positively contributes and supports the aims of the Core Strategy policy by:

- providing a building of exceptional design quality, which is appropriately located within the city centre, on a plot identified as natural location for a tall building;
- utilising a Site that has excellent accessibility to a range of public transport modes, including Metroshuttle, bus, rail and Metrolink;
- incorporating sustainability measures as set out in the supporting Energy and Environmental Standards Statement and Energy Strategy; and
- providing environmental improvements to the townscape of the St John's area, with a building of exceptional quality that provides for activity and animation at street level.

## 9 Conclusion

- 9.1 This Planning and Tall Building Statement ('the Statement') has been prepared by Deloitte LLP and accompanies a Full Planning Application for the development a co-living and co-working development in the heart of the St John's regeneration area.
- 9.2 The site is located in the city centre and has been identified as a regeneration priority since publication of the St John's Strategic Regeneration Framework in 2015. Planning permission exists on the site for a 36-storey residential tower. The Proposed Development will not result in an increase in size or massing, nor an intensification of this use.
- 9.3 The St Johns Strategic Regeneration Area is now coming to fruition with the successful development of Enterprise City – a creative and tech hub in the centre of the city. Enterprise City is attracting to Manchester a range of new employers, from corporates to start-ups.
- 9.4 These employers must be supported by flexible, affordable residential accommodation to meet the needs of the talent that will drive their growth. A sustainable mix of residential accommodation, including live-work accommodation, has always formed a central component of the St Johns vision. To-date this has proven difficult to deliver with build-to-rent residential proposals securing planning permission but not being delivered.
- 9.5 The Union concept proposed in this application has been specifically tailored to St Johns and Enterprise City, and to meeting the housing, amenities and workspace demands of this demographic.
- 9.6 The development will form the second Union co-living development being brought forward by Vita Group. It will form sister building to Union T1 on the opposite side of Water Street, which is also subject to a live planning application. Together they will form a pair of tall buildings, as was conceived in the approved proposals on both sites.
- 9.7 The population of Union T2 at full capacity will be 806 people. In combination with Union T1, the capacity will be 1,676, bringing a critical mass of population to the area, providing direct support to the employment opportunities created. Across the two buildings there will be 7 floors and over 5,000 sq m of amenity space, including carefully curated complementary commercial uses, gym and innovative new co-working space.
- 9.8 Letters of support have been received from the St Johns master developer and the key anchor tenants of Enterprise City, demonstrating the perfect fit of this proposal with the regeneration objectives of the area.
- 9.9 It is a sustainable development, car-free and exceeding MCC policy with regards to climate change. It will deliver significant public realm enhancements around the Factory, along the River Irwell and repairing the canal basin to the north.
- 9.10 The Proposed Development has been brought forward in full consideration of the 2016 St Johns Strategic Regeneration Framework and directly delivers on the development principles set out in that document. The use has also been conceived and developed to directly address the Council's emerging policy on co-living as defined in the December 2019 Report to Executive Committee.
- 9.11 The application is supported by a full suite of supporting documents, including an Environmental Statement of those topics that were identified as having the potential to create likely significant effects on the environment during the construction and operational phases of the Development.

- 9.12 A detailed assessment of the proposals has been undertaken against planning policy at all levels as set out in Sections 6-8. Taking all of this into account, it can be concluded that the Proposed Development is considered to be broadly consistent with the aims and objectives of the Development Plan taken as a whole. It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the proposed development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole. As such, the proposed development therefore merits of the support of the local planning authority.

# Appendix A – SRF Principles

| Development Principle                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                          |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| To deliver a 'best-in-class' city centre neighbourhood; a place to live, work and play; a place for enterprise and innovation; for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities.                                                                                                                                                                  | Union has been specifically tailored to contribute to the St John's neighbouring, providing accommodation ideally suited to the demographic of resident that will contribute to the SRF area's success. Introducing significant new residential population to the area, together with the extensive commercial and amenity space proposed, will contribute to the vitality and viability of the area during the day and evening. | ✓ |
| In so doing, to ensure that the development is fully integrated both functionally and physically with the rest of the city centre and adjoining city Centre neighbourhoods including Spinningfields, and Castlefield. The 2016 SRF update strengthens the ability to achieve this through the further incorporation of MSI and the additional sites on Liverpool Road (Upper and Lower Campfield Markets and Castlefield House).                             | Physically, the proposals largely reflect the extant consent on-site, sitting on the same footprint and comprising a slightly lower building.                                                                                                                                                                                                                                                                                    | ✓ |
| To re-establish Manchester's tight-knit urban grain across former ITV estate and to create a meandering network of public spaces and complementary range of uses that connect the site and the River Irwell to the existing St John's residential area immediately to the east. As part of that process, the opportunity should be taken to recreate the historic building lines along Grape Street, Lower Byrom Street, Great John Street and Water Street. | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height.                                                                                                                                                                                                                                                                                      | ✓ |
| To provide for a range and mix of high quality residential accommodation as part of the creation of a vibrant, well-managed and sustainable new neighbourhood of choice, which seeks to foster a sense of community and encourage long term owners and occupiers.                                                                                                                                                                                            | Union will provide distinctive, tailored live-work accommodation to the area, as specifically identified as a typology that should form part of a new sustainable neighbourhood.                                                                                                                                                                                                                                                 | ✓ |
| A form of development that retains and maximises the site's key heritage assets including the existing MSI complex, Upper and Lower Campfield Markets, the Bonded Warehouse, Granada House and Accumulator Tower and integrates those features into the new urban form. It will be important to reflect the site's layered history and through that strategy it will be possible to create an exceptional and distinctive sense of place                     | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height.                                                                                                                                                                                                                                                                                      | ✓ |
| To identify development options that will enhance, or where that is not possible, minimise the impact on heritage assets or their settings in delivering the substantial public benefits and comprehensive                                                                                                                                                                                                                                                   | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height.                                                                                                                                                                                                                                                                                      | ✓ |

| Development Principle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| regeneration that the St John's masterplan proposals will deliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |
| The proposed mix of complementary uses will equally combine to create this distinctive sense of place and will ensure life and vitality on weekdays, in the evenings and at the weekend                                                                                                                                                                                                                                                                                                                                                                     | Union will provide 372 innovative co-living residential units specifically tailored for those coming to live and work at St John's. This will replace an extant consent for build-to-rent accommodation, which has proved challenging to deliver to-date across the St John's masterplan. Introduction of significant new residential population will complement the commercial and cultural uses on-site to provide a true mix of uses and vitality at day and night. This will be supplemented by the extensive commercial and amenity space proposed across four floors of the development, which is again tailored to St John's and will encourage active usage throughout the day and evening and weekends. | ✓ |
| A scale of building form that in height and plan extends the scale of St. John's across the site. This form of development may lend itself to a horizontal layering of uses, including flexible commercial studio space above a ground floor of retail for a range of mixed uses that could include media companies to internet businesses as well as designer makers and artists. Above the studios a roof-scape of residential or live / work units and terraced gardens to the Village provide 24 hour 7 days a week life to the new city neighbourhood. | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height.<br><br>Uses are layered within the building, with the basement level, ground and first floors given over the amenity and commercial space, and the upper floors to co-living accommodation.                                                                                                                                                                                                                                                                                                                                                                          | ✓ |
| Flexible leasing strategies will be used where appropriate to encourage a mix of uses in the area involving start-up businesses and independent operators as well as established operators in order to foster enterprise and establish key points of difference from the offer at Spinningfields. This will be of importance in further developing concept proposals for the Upper and Lower Campfield Markets                                                                                                                                              | The offer to the ground floor will be mixed, with the intention to include and promote smaller operators and start-ups to make up an interesting and inviting food and drink 'market' style concept.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓ |
| A series of existing and new public and semi-public landscaped spaces will be created that support a new network of routes and linkages which connect the different parts of the site to its adjoining neighbours and the River Irwell as well as anchoring the major buildings.                                                                                                                                                                                                                                                                            | The proposal will integrate fully within the wider St Johns public realm strategy approved and now under construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓ |
| To the west of the site, adjacent to the River Irwell, there is the potential to introduce taller, elegant residential buildings, which complement the larger urban grain in this area and a key gateway into the city and which provide a very different offer to the penthouses and townhouses in the lower rise developments. These will be an elevated retreat for residents living above the city, positioned to respond positively to both distant views of the city as well as existing local vistas and new views within the                        | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height. It represents an alternative living offer to the area identified for this use. Notwithstanding the reduction in height, the proposals will be subject to full assessment against HE's Guidance on Tall Buildings, MCC Local Plan policy. Designed by Denton Corker Marshall, the development will be of the highest architectural quality.                                                                                                                                                                                                                           | ✓ |

| Development Principle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comment                                                                                                                                          |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Masterplan. These will 'float' above the Village elements. The buildings would be of the highest architectural quality and designed to address the assessment criteria for tall buildings identified in Historic England's Guidance on Tall Buildings (as well as the earlier guidance produced jointly by English Heritage and CABE), including the impact of the proposals from carefully selected key viewpoints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                  |     |
| The culmination of this response is the opportunity to respond to the area's 'gateway' status at a key entry point to the city centre from the south west through redevelopment of the Globe and Simpson and Albert Shed sites to create a development with a landmark building. This would provide a building with a strong visual profile, which will act as a dynamic marker at a key route into the city from the west whilst responding to the axial city grain, particularly Quay Street, and terminating the vista from Deansgate / Peter Street. Through redevelopment there is an opportunity to improve the legibility of the site and to create a more appropriate response to the new scale of development offered by the existing Spinningfields and Left Bank developments, as well as committed development along the Quay Street corridor including 1 Spinningfields at 20 office floors. | Not relevant to this proposal.                                                                                                                   | N/A |
| New development should carefully consider the height of the adjacent buildings and spaces, especially the adjacent grouping of historic industrial buildings within the MSI complex and the group of Listed Georgian properties along St John Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height.      | ✓   |
| The Factory Manchester will comprise a large scale producing performance space with seating provision, with a large space for immersive, flexible use – with the capacity for these elements to be used together, or separately, with full acoustic separation. It would be multi-purpose with the ability to transform from a traditional sit down theatre to a more flexible standing audience environment in a matter of hours, presenting the opera, ballet, theatre and visual art treasures of the past, whilst enabling living artists to evolve these precious art forms, together with popular culture, into the 21st Century.                                                                                                                                                                                                                                                                   | N/A, although the public realm for the proposal will lead from Factory and Festival Square into the wider neighbourhood and into Spinningfields. | N/A |
| Creating a positive interrelationship between the Factory and the Listed elements of the MSI complex, as well as the nearby heritage assets at St John's such as the Bonded Warehouse, will be achieved by delivering a carefully considered approach to development on site and allow the St John's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                                                                                                              | N/A |

| Development Principle                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                             |     |
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| area to respond positively to these key heritage assets. The height, massing, siting and materiality of the Factory will all play a key part in ensuring this positive contribution.                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                     |     |
| The overall design should demonstrate that it contributes to the varied architectural character of the area, and is specifically adapted to its context, by creating a cohesive group of buildings with an individual expression and vitality. As such, architectural diversity is encouraged, to create a neighbourhood that is varied in character and reflects its organic, historic development.              | The building is designed by Denton Corker Marshall and is being developed with reference to the emerging Factory, Manchester Goods Yard and other developments in the area to deliver a complementary design, whilst making a positive contribution to the area that reflects the more residential nature of the building.                          | ✓   |
| Redevelopment of Listed Buildings should be respectful of their quintessential architectural and significant historic fabric and therefore seek to preserve and enhance the elements that make these assets unique while creating an appropriate use to secure their long-term future.                                                                                                                            | N/A                                                                                                                                                                                                                                                                                                                                                 | N/A |
| New development proposals should be accompanied by an appropriate car parking strategy, which allows the potential demand generated by future residents to be met whilst considering the promotion of alternative sustainable forms of transport. On-site car parking solutions should be incorporated into development proposals in a manner that does not detract from the character or animation of the street | The planning application will be supported by a Transport Statement and Green Travel Plan which will assess a range of transport and parking options. The proposals will be car free due to its highly sustainable location.                                                                                                                        | ✓   |
| The role of Water Street should be improved through treatments such as shared surfaces and generally improving connectivity with the River Irwell and form a positive relationship with the Factory. A newly formed waterside location should be fully maximised.                                                                                                                                                 | The footprint of the building is unchanged from the approved development. The proposals incorporate new public realm on Water Street completing the linkage along this part of the frontage. The ground and first floors will bring activation and animation to the streetscape.                                                                    | ✓   |
| New development should respond positively to the townscape and create an environment where the amenity of adjoining residents and the environment within the site with regard to privacy, microclimate, noise, refuse management, safety and vehicular movement for example are maximised.                                                                                                                        | In massing terms, the proposals are largely unchanged from the previously approved proposals on-site, being on the same footprint & slightly lower in height. It will be designed to the highest architectural quality. The application will be supported by an EIA and technical studies which robustly consider all issues identified in the SRF. | ✓   |
| Designs will allow accessibility for all and create a safe and secure environment using the principles of "Secured by Design".                                                                                                                                                                                                                                                                                    | The planning application for the proposal will be supported by a Crime Impact Statement. GMP have already been engaged and are working closely with the applicant.                                                                                                                                                                                  | ✓   |
| Regeneration of this site should promote a sustainable development, including through maximisation of its locational advantages and proximity to public transport nodes as well as through building design.                                                                                                                                                                                                       | The proposals will be highly sustainable. They will at least meet MCC climate change policy requirements, be car free, and provide significant levels of cycle parking spaces.                                                                                                                                                                      | ✓   |
| It is proposed to close the length of Back Quay Street between the Gartside Street                                                                                                                                                                                                                                                                                                                                | N/A                                                                                                                                                                                                                                                                                                                                                 | N/A |

| Development Principle                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                      |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| junction and Water Street to optimise this development area at a nodal point within the city and to ensure that the site can be more effectively integrated into the wider cityscape and into the adjoining Masterplan area.                                                                                                                                                                                                                                   |                                                                                                                                                                                                              |     |
| Redevelopment of existing buildings on the southern boundary offers the opportunity to secure the rejuvenation and partial exposure of the railway arches, with the potential for this part of the site to integrate better into MSI through the use of the arches in connection with the Factory                                                                                                                                                              | N/A                                                                                                                                                                                                          | N/A |
| Re-masterplaning the site can create a form of new development that will enhance the Conservation Area and the setting of Listed Buildings including the MSI complex, Victoria and Albert Warehouses and the Great John Street Hotel by providing built form where a large gap site exists, defining for example the edges to Water Street and Quay Street in a manner that provides greater life and activity on those streets, as well as better urban form. | This application will serve to provide a range of active uses that will attract members of the public through the daytime and into the evening. It will fill a gap site on a prime site on the River Irwell. | ✓   |

# Appendix B – Response to MCC Co-Living Paper

| Emerging Considerations                                                                                                                                                                                                                                                                                                                                         | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>Co-living should be restricted to a limited number of key areas of high employment growth within the city centre, and would only be considered as part of an employment-led, Strategic Regeneration Framework (SRF), where it can be demonstrated that a co-living development will provide added value to the wider commercial offer in the area</b></p> | <p>Union is located in the St Johns' Strategic Regeneration Framework area. Enterprise City is the commercial heart of St John's area. St John's represents a unique regeneration opportunity in Manchester City Centre, and one which is now being realised with the emerging delivery of the creative and tech innovation hub at Enterprise City.</p> <p>High quality housing choices tailored to the needs of the talent base is critical to the success of the hub. The adopted SRF specifically acknowledges this and identifies live-work as an important component of a sustainable, mixed-use environment at St John's.</p> <p>Vita's Union has been tailored for the creative and tech talent driving the broader commercial occupation and development of Enterprise City.</p> <p>Vita Group is a best-in-class residential operator who has pioneered a range of award-winning living products in Manchester Regional Centre and across the UK. Vita's ethos is formed around a customer-focused approach whose central aim is forming sustainable, diverse and vibrant communities in and around its properties.</p> <p>The operational platform that Vita delivers, the quality of the accommodation and the level of carefully curated amenity space distinguishes Union from its competitors and makes it a perfect match for St John's.</p> <p>As well as supporting talent, social mobility, capacity building and therefore economic growth and enhanced productivity, Union will both support and add value and make a significant contribution to the vitality, attractiveness and diversity characteristics of the St John's neighbourhood. The characteristics and combination of uses within Union can be a powerful driver of regeneration and a catalyst for the next phases of regeneration of the area.</p> |
| <p><b>Schemes must demonstrate that they command support from recently arrived or new employers located in, or in the vicinity of, the regeneration area they form part of. The size and scale of the developments need</b></p>                                                                                                                                 | <p>Several major occupiers have recently agreed to locate at Enterprise City stimulating a range of new building and conversion commercial development. These include occupiers such as Booking.com, Kayak, Manchester Studios and OpenTable. These occupiers will bring c.2,000 employees to Enterprise City, expanding Manchester knowledge economy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| <p><b>to be underpinned by the generation of employment opportunities from those employers. Evidence will need to be provided that a scheme will attract specific employers and committed jobs if they are not already present, as well as talent retention and attractiveness for proposed new employees, as part of growth in key sectors in the city.</b></p> | <p>Letters of support have been provided for the scheme by the master developer of St John's – Allied London – and anchor tenants – Booking.com, Auden (fintech) and WPP / Mediacom.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>A robust justification demonstrating evidenced need should be provided to underpin each scheme. Developments should target young workers, including professionals and graduates where there is an identified need for a flexible co-living product that can attract and retain talent, supporting economic growth.</b></p>                                 | <p>Sustainable, high quality housing choices tailored to the needs of the talent base is a critical component of this Enterprise Businesses cluster, and a key ingredient for the success of St John's and Enterprise City.</p> <p>A key aspect of the regeneration proposals for St John's, as set out within the endorsed SRF, has been a residential component, including live/work accommodation, as an integral part of a wider mixed use offer. A sustainable mix of residential accommodation is required to support the range of key skilled workers, graduates, apprentices and those on temporary or fixed contracts in the city, together with the broader range of workers that contribute to the ecosystem and wider Manchester economy.</p> <p>The Union Concept is detailed in Section 3 of the Planning Supporting Statement. This details Union's target market, being:</p> <ul style="list-style-type: none"> <li>• Those working in the creative industries, either in Manchester on temporary assignments or on a more permanent basis.</li> <li>• Digital nomads and contractors who may only be in Manchester for a short period of time and want a more social experience than a hotel or aparthotel.</li> <li>• Apprentices and other young people in the city who may not have been to University but who are working and are in the early stages of their careers.</li> <li>• People relocating to Manchester who want to build their own network in a new city.</li> <li>• Recent graduates from Universities in Manchester and graduates looking to relocate to Manchester.</li> <li>• Researchers, visiting academics and post-graduates locating in the city on a fixed-term basis (Education-related occupancy would be subject to strict stipulations to restrict general student use).</li> <li>• Those looking for cost effective accommodation whilst saving for a deposit as a pathway to home ownership.</li> <li>• Millennials, now the dominant group in most workplaces and particularly in the creative and tech industries.</li> </ul> |

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|                                                                                                                                                                                                                                                                                              | <p>It is this demographic that will drive the success of St John's Regeneration Area. Union has been specifically designed around the needs of this demographic, who have a greater affinity to technology, demand value for money, have an increased desire to look after their health and wellbeing and a greater propensity to access products that do not have the burden of ownership.</p> <p>Union has been developed based on the needs of young aspirational people and their desire to be part of a network of like-minded people at the heart of major employment zones and amenities. Over the past years Vita has spoken in depth to this demographic to understand their requirements, priorities and rental challenges.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Safe and secure, zero carbon developments will only be considered. Schemes should be in city centre locations that are well connected, to ensure residents can access public transport, walking and cycling routes in the city.</b></p>                                                | <p>The development has been developed in consultation with Greater Manchester Police. The application is supported by a Crime Impact Statement, which supports the developments principles, enabling public use of the ground floor, with access control to the upper residential floors.</p> <p>The wording of the report is unclear; however, it is understood that the City Council is requiring developments to contribute to the city's 2038 Zero Carbon commitment. It is confirmed that the development will do so.</p> <p>Detailed measures are detailed in Section 7; however, in summary the proposals will significantly exceed the requirements of Policy EN2: the co-work and commercial areas of the building will deliver a 26% improvement on the 2010 Part L Regulations; and the residential areas will deliver a 19% improvement on 2010 Part L.</p>                                                                                                                                                                                                                                                                      |
| <p><b>Development should provide an appropriate mix of cluster flats and private studios, with each scheme tested on its merits. Schemes will be expected to demonstrate how they comply with MCC's adopted space standards, as part of the Manchester Residential Quality Guidance.</b></p> | <p>87% of the total of 806 bedspaces will be within the Shared Apartments (Duo, Trio or Quad). These will all be single occupancy.</p> <p>The Duo, Trio and Quad (2, 3 and 4 bed) apartments are designed to form a primary residence and will only be available on tenancies from 6-months upwards in length. They will be attractive to new city residents who want to build a friendship and professional network so prefer co-living; to larger groups of friends who want to move in as a collective; and city corporates who want to house graduate scheme staff in the same location.</p> <p>All bedrooms are over 2.5m wide, the minimum dimension recommended in the NDSS for single occupancy bedrooms and all en-suite rooms consistently exceed the 7.5 sq m minimum for single occupancy and 11.5 sq m minimum for double rooms, irrespective of apartment type. Storage capacity is in accordance with the requirements set out in the NDSS.</p> <p>While the NDSS / MRQG standards are not fully comparable with the accommodation proposed, Union's 2-, 3- and 4-bed shared apartment are fully compliant with the NDSS,</p> |

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|                                                                                                                                                                                                                                                                 | <p>once single occupancy allowances is factored in. When the curated shared amenity space available to each resident and intelligent internal space planning is also factored in, the accommodation will provide generous living space which compares favourably with many owner occupier residential buildings in the city.</p> <p>23% (1no.) of the bedspaces will be within studio apartments. The studios will have a fundamentally different user profile than the shared apartments, and will be available on short-term lets and operated similarly to a serviced apartment, targeting business travellers and project workers. It is not appropriate therefore to consider these against residential space standards as these units will not be used as primary, long-term residential accommodation. Notwithstanding, occupants of these units will still benefit from generous, well planned and appointed accommodation with full access to the market-leading amenities on offer within the building.</p> <p>Residents also benefit from c.1.8 sq m per resident shared amenity space.</p> |
| <p><b>In order to ensure appropriate management, a long-term operational management platform will need to be provided for across each scheme in its entirety. This should include a single management and lettings entity, with a long-term commitment.</b></p> | <p>Union will be wholly owned by, and run by, Vita. Vita are committed to long term operation and management of the building, and appreciate the long term investment. Vita have history of award winning residential developments as an operator, and successfully manage Vita Student, Affinity Living and City Suites. Vita will remain directly responsible and accountable for the effective management and performance of Union.</p> <p>A Residents Management Strategy was submitted in support of the application, which details the proposals offer and amenities, residential experience, marketing and letting strategy, and site management and operations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Developers should be required to legally commit to renting only to working households, or households actively seeking work, and precluding letting to students.</b></p>                                                                                   | <p>Vita will accept a legal commitment to these occupancy restrictions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>A maximum stay should be defined for short-term studio lets, for example, six months.</b></p>                                                                                                                                                             | <p>Studios in Union will only be available on short-term tenancies.</p> <p>The 2, 3 and 4 bed apartments will only be available on tenancies from 6 months upwards and are designed to form a primary residence.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Developments must contribute to Council Tax revenue, with Council Tax paid by the operator, in order to strengthen the tax base.</b></p>                                                                                                                  | <p>Similar to standard residential apartments in the city, the 210 x shared apartments (2, 3 and 4-beds) within Union will be subject to Council Tax in accordance with their appropriate valuation and banding.</p> <p>Student occupancy will not be permitted in Union, which will ensure full contribution to Council Tax revenue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                                                                                                                                                                                                                                                           | <p>As the 180 x studios will be operated on a short-term let basis (up to a maximum of 6 months) similar to a serviced apartment, and given that these will not be the primary residency of its occupants, these units will be liable to business rates.</p> <p>Overall, all apartments within Union will contribute to either Council tax or business rates.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>A contribution should be made in accordance with the city's affordable housing policy. Rents should be affordable, but co-living accommodation cannot be seen per se to directly contribute to the delivery of the affordable housing targets for the city.</b></p> | <p>Union will seek to provide 20% of its accommodation at an accessible rental price to those currently earning 20% less than the average Manchester salary (£27k), meaning that the rooms would be accessible to those with a salary in line with the average graduate starting salary (£21.5k). A further 10% is targeted to be available at an accessible rate for those earning the average Manchester salary of £27k. The Union model will offer an on-site discounted form of rent for those who meet the income eligibility criteria which will remain in perpetuity for the life of the development without any form of public subsidy or government grant funding. This will be captured and safeguarded in a Section 106 Legal Agreement attached to the planning permission. The proposals will therefore contribute directly to provision of affordable accommodation within Manchester City Centre.</p> <p>A viability appraisal has been submitted with the planning application which assesses whether the development could make a contribution to Affordable Housing in-line with Policy H8 of the Core Strategy.</p> |
| <p><b>Developments must have a clear place-making delivery strategy, including open spaces and public realm.</b></p>                                                                                                                                                      | <p>The place making strategy is directly guided by the wider St John's masterplan, which aims to; create a platform for activation, define a new quarter for Manchester, and use high quality, robust materials.</p> <p>The surface materials for the proposal will mirror those already proposed in the wider Public realm, providing a continuous pedestrian experience through the neighbourhood.</p> <p>Trees and screens are also introduced in order to mitigate the effects of strong winds along Water Street resulting from the development, though these will be reassessed when new projects come forward in the vicinity through the masterplan. Final public realm proposals will be subject to a wider wind mitigation exercise.</p>                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Planning applications should include a conversion plan to demonstrate how the building could be repurposed through interventions to the layout.</b></p>                                                                                                             | <p>If required in the future, the floor plan can be readily adapted to provide residential accommodation in typical apartments units. An example typical floor plan is illustrated in the DAS, which shows a mix of six two-bed units and four one-bed units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

# Appendix C – Letters of Support



Ralph Pedersen  
Select Property  
The Box, Horseshoe Farm  
Elkington Way  
Alderley Edge  
Cheshire, SK9 7GU

12 November 2019

Sent by: First Class Post and e-mail

**Vita – Enterprise City**

Dear Ralph

Vita's residential co-living tower on the Enterprise City campus will greatly contribute to the campus vision of providing the tech sector; which is predominantly staffed with graduates with employment opportunities and residential living adjacent to their workplace.

The proposal is of a high quality with modern amenity and provides the necessary social inclusion that will benefit Enterprise City facilities and make it a huge success. We fully support the co-living model that Vita is proposing and feel that they are the best brand to maintain standards for Manchester.

Yours sincerely,

Mike Ingall  
Chief Executive Officer

  
**ALLIED LONDON**

Allied London  
12<sup>th</sup> Floor, No.1 Spinningfields  
1 Hardman Square  
Manchester  
M3 3EB

Registered office:  
12<sup>th</sup> Floor, No.1 Spinningfields  
1 Hardman Square  
Manchester  
M3 3EB

**From:** Mark Stott <mark.stott@vitagroup.com>  
**Sent:** 03 February 2020 15:10  
**To:** Timea Nacsá  
**Subject:** FW: Union Living

Mark Stott  
CEO

T: +44 (0) 161 322 2224  
E: mark.stott@vitagroup.com



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**From:** Michael Ingall <michael.ingall@alliedlondon.com>  
**Date:** Thursday, 30 January 2020 at 21:42  
**To:** Jonathan Raine <Jonathan.Raine@alliedlondon.com>  
**Cc:** Mark Stott <mark.stott@vitagroup.com>  
**Subject:** Fwd: Union Living

Support from Booking to be attached

Michael Ingall

Begin forwarded message:

**From:** Ryan Cheyne <RyanCheyne@rentalcars.com>  
**Date:** 28 January 2020 at 09:25:59 GMT  
**To:** Michael Ingall <michael.ingall@alliedlondon.com>  
**Subject:** Union Living

Hi Mike,

I hope that you are well. Following our recent discussions, I thought I'd just drop you a note. We like the idea of a co living concept close to Manchester Goods Yard, in Enterprise City. A more formal regulated housing structure with all amenities is great for our younger demographic many of whom will house share at some point and many of whom will be relocating to Manchester. It will be a great amenity in this location for us and help attract and retain a skilled workforce.

I look forward to seeing how this concept develops.

Kind regards

Ryan

**Ryan Cheyne**  
People Director - Transport

[Booking.com](#)  
35 Fountain St, Manchester, M2 2AN, UK  
[Mobile](#) +44 7843 368175



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Alcock, Niall

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**From:** Mark Stott <mark.stott@vitagroup.com>  
**Sent:** 07 February 2020 09:29  
**To:** Timea Nacsá  
**Subject:** Fwd: Endorsement from WPP / Mediacom North

Mark Stott  
CEO

T: +44 (0) 161 322 2224  
E: mark.stott@vitagroup.com



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**From:** Michael Ingall <michael.ingall@alliedlondon.com>  
**Sent:** Thursday, February 6, 2020 3:00 pm  
**To:** Jonathan Raine; Mark Stott  
**Subject:** Fwd: Endorsement from WPP / Mediacom North

Michael Ingall

Begin forwarded message:

**From:** Paul Cooper <Paul.Cooper@mediacom.com>  
**Date:** 6 February 2020 at 13:25:11 CET  
**To:** Michael Ingall <michael.ingall@alliedlondon.com>  
**Cc:** Will Lewis <WLewis@obiproperty.co.uk>  
**Subject:** Endorsement from WPP / Mediacom North

Dear Mike

Any developer that provides more affordable residential accommodation with amenities has to be good for our employees, many of whom are just starting out.  
We need to see all the amenities including this type of residential offering around our new regional HQ

Many thanks

**Paul Cooper**  
Chief Operating Officer  
MediaCom North  
Office : +44 (0)161 214 6265  
Mobile: +44 (0) 7827 285088  
[www.mediacom.com](http://www.mediacom.com)



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# Appendix D – Response to MCC Zero Carbon Framework

In March 2020, MCC published its Climate Change Framework 2025-2025 ("the Framework"). This Framework is a high-level strategy for meeting the Council's commitment to 'play their full part' on climate change. It will need to develop over the next five years, in line with changes in policy, climate science, the Council's rate of progress on this issue, and other factors.

The Framework sets four overarching objectives as described below:

- Objective 1 – Staying within our carbon budgets
- Objective 2 – Climate adaptation and resilience
- Objective 3 – Health and wellbeing
- Objective 4 – Inclusive, zero carbon and climate resilient economy.

In addition, there are a six Priority Actions that will focus efforts to achieve these overarching objectives. These are described below alongside consideration of how the Proposed Development supports their aspirations.

## Priority actions

### Priority Action 1 – Buildings

#### *New buildings*

*We need to ensure that new developments in the city don't eat into our limited carbon budgets and add to the already significant retrofit challenge. This means that we need them to be built and operated to zero carbon standards as soon as possible.*

*The ideal way to do this is through UK Government establishing a national zero carbon definition and methodology for its implementation, and for Manchester City Council to implement this standard as quickly as possible through the local planning system.*

*This should include applying zero carbon standards to all developments where the Council has additional influence, for example as a client / end-user, landowner or development partner, with a view to all new development needing to be zero carbon from 2023 at the latest, when the new Manchester Local Plan is expected to become operational*

MCC highlights that the "ideal way" to achieve zero carbon standards is through the UK government to establish a national zero carbon definition and methodology for its implementation. MCC would then be able to implement this through their local planning system, creating certainty for developers on what is expected to achieve "zero carbon standard". In absence of this certainty, the most appropriate way forward for development is to be cognisant of the aspiration to reduce the city's impact on Climate Change and design proposals to support this as far as practical.

Full details on the measures that have been considered and incorporated are set out the Environmental Standards and Energy Statement, submitted as part of this application, but in summary they include:

- o Incorporating an enhanced 'fabric led' material specification along with high quality design and exemplary construction standards.
- o Being designed and specified in accordance with the principles of the energy hierarchy.

- o Responds to the principle of energy efficiency and carbon dioxide emission reduction within local planning policy.
- o A commitment to achieving a significant dwelling emission rate reduction relative to the current Part L1A (2013) compliance standard ahead of proposed changes to Building Regulations.
- o The water consumption of the development will be minimised and the internal water strategy will exceed the regulatory standard specified, future proofing the scheme.
- o Minimising waste arising during construction and occupation/ operation.

Construction environmental impacts will be monitored and minimised through contractor compliance with a Construction Environmental Management Plan, including through responsible construction management practices; implementation of pollution prevention policies; monitoring construction site energy and water consumption; and implementation of a sustainable procurement plan to ensure key materials are as responsibly sourced as possible.

### **Priority Action 2 – Renewable Energy**

*We need a combination of two, possibly three, sources of renewable electricity:*

*Our own renewable energy generated inside the city: this includes significant increases in the amount generated from solar photovoltaic (PV) panels. In 2019, only 1% of Manchester's electricity demand was met by local renewable generation.*

*Decarbonised National Grid: driven by UK Government, the National Grid has been decarbonising in recent years; we need this to continue but at an accelerated rate, with a view to being fully decarbonised as soon as possible.*

*Our own renewable energy generated outside the city: this could include through 'power purchase agreements' with renewable energy generators, and/or investing in our own renewable energy generation through, for example, wind farms, solar farms, and others. This option is particularly important if the National Grid doesn't decarbonise at the rate we need it to.*

*We will also become more compatible with intermittent generation by developing smart grids and dynamic demand within Manchester.*

The full range of renewable technologies has been considered in relation to the development.

Air source heat pumps are considered technically feasible for the development and will be specified within the co-working, commercial and amenity areas.

The proposed energy strategy will provide a number of benefits in terms of energy efficiency, deliverability and viability of the scheme as a whole. The advantages of the proposed electric heating option for the residential accommodation include being able to take advantage of a decarbonised National Grid.

The UK government is committed to reducing the country's emissions and has legislated to do so within the Climate Change Act. As the UK's grid becomes less carbon intense over time the carbon emissions associated with full electric heating will become less.

Further details on the above can be found within Environmental Standards and Energy Statement prepared by Interserv.

### **Priority Action 3 – Transport and Flying**

The five headline actions the Framework promotes taking are:

- *Increase walking and cycling*
- *Increase public transport use*

- *Private vehicles – where travel by private vehicle is necessary, we need these to be electric vehicles, supported by easily accessible charging points, and with the right incentives to accelerate their uptake.*
- *Rail connections to other cities*
- *Flying*

The Proposed Development is located in a highly sustainable location within walking distance of Manchester City Centre and its wide range of employment, leisure, and retail opportunities. It also within walking distance of Deansgate Interchange which provides mainline rail access alongside access to the regional Metrolink system and Salford Central Railway Station. Victoria Station providing national rail coverage is also within walking distance.

No car parking will be provided on-site. 412 secure cycle parking spaces will be provided on-site.

Improvements to the public realm within St Johns – a significant proportion of which is delivered with this development will improve permeability and connectivity through the area.

The Framework Travel Plan sets out a package of measures to encourage sustainable modes of travel. A full Travel Plan will be required through the inclusion of a planning condition on any decision notice. This would encourage individuals to choose alternative modes over single occupancy car use.

#### **Priority Action 4 – Food**

*The capacity exists for the food system to transform from a carbon source into a sink; capturing carbon as a means to increase fertility, soil health, water availability and ultimately, food security. Changes to agricultural production, food preparation, consumption and waste are needed at a global level, combined with positive action at an individual, family, community and city-level. We need to grow, buy/sell, cook and eat in a way that supports our local economy, in a healthy and environmentally sustainable way.*

The Proposed Development is located in a highly sustainable location and within walking distance of Manchester City Centre. As a highly connected site, it is considered that residents will be able to shop for food sustainably without the need for car travel. In addition, the Site is within 1km of a large format Sainsbury's at the Regents Road Retail Park and numerous convenience stores, with the nearest being Tesco and Sainsbury's on Quay Street and M&S in Spinningfields. All of these facilities are easily accessible by foot or cycling.

#### **Priority Action 5 – The things we buy and throw away**

Whilst this priority action is aimed more at influencing individual choices rather than development activities but is felt that the Proposed Development still contributes to the following headline action:

*"Recycle: when a product or material finally reaches the end of its current life we need to ensure it is recycled".*

The Proposed Development includes appropriate waste recycling facilities. The proposed Site Waste Management Strategy highlights that the provision complies with waste standards, in terms of storage, recycling and management. This will support recycling within the development.

#### **Priority Action 6 – Green infrastructure and nature-based solutions**

*Our parks, gardens, woodlands, street trees and other elements of the city's green infrastructure have an essential role to play in helping Manchester to meet its climate change objectives. This is in terms of both adapting Manchester to the changing climate (by helping to manage flood risk and heat stress) and helping to reduce our CO2 emissions (to stay within our carbon budget we need our land to become a net remover of carbon). And at the same time also delivering myriad other benefits such as improved health, increased biodiversity, supporting jobs, creating attractive neighbourhoods, and many others.*

The Framework is clear that the headline action for this priority action is to *"ensure that the city's climate change objectives are fully embedded into the development and implementation of a refreshed Green & Blue Infrastructure Strategy"*. The Framework also cites an aspiration from the GM IGNITION project to *"increase urban green infrastructure by 10% by 2038, from 2018 levels"*.

The proposed development's contribution to MCC's Green and Blue Infrastructure Strategy is detailed within the body of this report.

## **Conclusion**

Further details on how the Proposed Development will incorporate the measures to mitigate the impact associated with Climate Change are described in Chapters 6 and 7 of this Statement.

In summary, it is considered that the Proposed Development supports Manchester City Council's aspirations on Climate Change and, specifically, the Council's Climate Change Framework 2020-2025.



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