

Planning and Tall Building Statement

Victoria House, Great Ancoats Street

February 2020

Contents

1.	Introduction	1
2.	Context	4
3.	Victoria House – The Opportunity	9
4.	The Approach to Decision Making	12
5.	Principle of Development	14
6.	Achieving Well-Designed Places	19
7.	Environmental Considerations	22
8.	Benefits	32
9.	The Planning Balance	35
Appendix 1: Tall Building Statement		38
Appendix 2: Planning Drawing Schedule		39
Appendix 3: Summary of Relevant Policy		40
Appendix 4: Full Planning Application History including Location Plans		41
Appendix 5: Places Matter! Design Panel Review		42

Elinor George
elinor.george@turley.co.uk

Client

Turley

Our reference

FORM3006

February 2020

1. Introduction

- 1.1 This Planning Statement (“the Statement”) has been prepared by Turley on behalf of Forshaw Land and Property Group Ltd (“Forshaw” or “the applicant”) in support of an application for full planning permission for the redevelopment of Victoria House, Great Ancoats Street comprising the erection of a 25-storey residential tower with associated uses and a commercial unit at ground floor level (hereafter referred to as “the Proposed Development”).
- 1.2 This Statement is intended to assist Manchester City Council (MCC) (as the local planning authority) and other stakeholders in understanding the Proposed Development Site (PDS) and Proposed Development, the prevailing planning policy framework and compliance of the proposals with it, and the weight to be applied to other material considerations.
- 1.3 An Environmental Impact Assessment (EIA) of the Proposed Development has been undertaken and the results are presented in an Environmental Statement (ES). The EIA / ES were undertaken on a voluntary basis on behalf of Forshaw. The scope was set out in a scoping opinion request submitted to Manchester City Council (MCC) on 23 October 2018.

Background

- 1.4 This application relates to the redevelopment of the Victoria House building which is located within the adopted Portugal Street East (PSE) Strategic Regeneration Framework (SRF) area. The PSE SRF area is located within the adopted Manchester Piccadilly SRF area and seeks to realise the major regeneration benefits which the arrival of HS2 could have on the eastern side of the city.
- 1.5 Situated on the eastern edge of Manchester City Centre, the PDS is within a prime location with access to the Northern Quarter’s cultural facilities, the retail core, and the local public transport network.
- 1.6 The redevelopment of Victoria House will contribute positively to MCC’s stated objective to create a sustainable lifetime neighbourhood with high-quality environments, good local facilities and easy access to employment opportunities.

The Planning Application

- 1.7 The Proposed Development is the subject of a full planning application. The description of development is as follows:

“Demolition of existing buildings and erection of a residential tower (Use Class C3) with commercial space (Use Class A1, A2,

A3, A4 and D1) associated shared amenity spaces, cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements”

Forshaw Land and Property Group Ltd

- 1.8 Forshaw Land and Property Limited develops properties across the North West region. They have successfully delivered several flagship schemes in Manchester and Salford Quays. These developments set the standard for residential experience and offer a range of amenities for occupiers, including a fully equipped gymnasium, residents’ lounge, co-working space and roof terrace .

Community and Stakeholder Consultation

- 1.9 Forshaw has undertaken a comprehensive programme of stakeholder and community consultation on plans for the redevelopment of Victoria House. The objective of the consultation was to ensure that site neighbours, stakeholders, local organisations and the wider business community were aware of the proposals and had an opportunity to provide comments during the design stage.
- 1.10 As part of this consultation, Forshaw has presented the initial designs to MCC through the formal pre application process, presented the scheme at the Places Matter! Design panel and held a public exhibition. The proposals were made available to view on a dedicated consultation website.
- 1.11 The feedback received during the consultation was largely positive and supported the principle of development, the overall vision for the site and the benefits this would bring to Manchester. Other comments received were with regard to the proposed design and impact the Proposed Development would have on neighbouring buildings and residents, all of which have been considered.
- 1.12 This application is accompanied by a Statement of Community Engagement (SCE) that sets out the consultation activities undertaken by Forshaw on the Proposed Development, a summary of the responses received during the consultation and how this feedback has helped to shape the proposals submitted to MCC.

Accompanying Documents

- 1.13 The following documents accompany this planning application:
- Application Forms and Certificates, prepared by Turley
 - Application Drawings¹, Prepared by Simpson Haugh and Re-Form
 - Design and Access Statement (D&AS), prepared by Simpson Haugh

¹ Appendix 1 provides a schedule of the submitted planning drawings.

- The Planning and Tall Building Statement, prepared by Turley
- Statement of Community Engagement, prepared by Turley
- Environmental Statement and Technical Appendices, co-ordinated by Turley
- Environmental and technical reports not included within the Environmental Statement:
 - Crime Impact Assessment, prepared by Design for Security
 - Environmental Standards Statement, prepared by Element Sustainability
 - Viability Assessment, prepared by Turley
 - Waste Management Strategy, prepared by Vectos
 - Fire Strategy Report, prepared by Hydrock
 - Blue and Green infrastructure Statement, prepared by Re-form
 - Economic Statement, prepared by Turley
 - Broadband Connectivity Assessment

Structure

1.14 The remainder of this Planning Statement is structured as follows:

- Section 2: Context
- Section 3: Victoria House – The Opportunity
- Section 4: The Approach to Decision Making
- Section 5: Principle of Development
- Section 6: Achieving Well-Designed Places
- Section 7: Protecting the Environment
- Section 8: Benefits
- Section 9: The Planning Balance

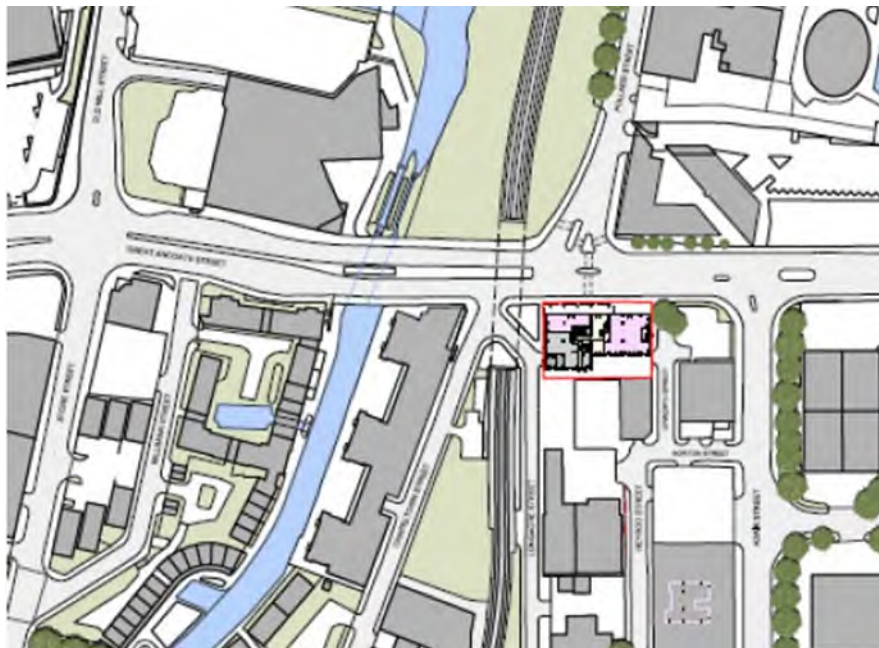
2. Context

- 2.1 This section provides the context for the planning application. In particular, it confirms the location of the PDS, it provides the context to Manchester, the City Centre, and the site and its surrounds, and it identifies any relevant policy and environmental designations.

The Site

- 2.2 The PDS is located on the eastern edge of Manchester City Centre and is approximately 0.16 hectares (0.39 acres) in area.
- 2.3 The site is bounded by Great Ancoats Street to the north east, Epworth Street to the east, existing industrial development to the south / south-west and Longacre Street to the west / north-west. Further detail on the surrounding area is provided below under the 'Site Context' heading.

Figure 2.1: Site Location Plan



- 2.4 Appendix 3 provides a schedule of the site's planning history.

City Context

- 2.5 Manchester is a growing and ambitious city at the heart of the Greater Manchester City Region which has a population of 2.8 million people². The City Region has an economy bigger than that of Wales or Northern Ireland.
- 2.6 The City Region has a diverse economy, with the potential to grow in number of key sectors. Central to this potential is its excellent universities, higher education

² Source: https://www.greatermanchester-ca.gov.uk/info/20016/combined_authority

establishments and first-class culture and sport. Manchester is a centre of excellence for research and learning as it is home to several institutions of higher education including the Manchester Metropolitan University, the University of Manchester, the Royal Northern College of Music, the University Hospital of South Manchester and the Central Manchester University Hospitals.

- 2.7 Manchester was an important centre in Roman and Medieval times and has played a significant role during the industrial revolution. However, as industry began to decline, the city's population fell and in 1999 at 416,400 was at its lowest in over 100 years. With the redevelopment of the City and the rising popularity of city centre living, the population has been rising again since the turn of the century. This provides support for the growth of the city's knowledge economy.
- 2.8 Manchester City Centre is the central hub of the regional transport network, is easily accessible and provides a fifth of all jobs in the City Region. The City's growth has been driven by the expansion of a number of sectors including commercial and professional services, science and research, culture and media, advanced manufacturing and ICT and is one of the top European cities for business locations.

City Centre Context

- 2.9 Manchester City Centre performs a key economic, strategic and cultural role at the heart of the City Region and the North West. The adopted Core Strategy³ makes it clear that is the North West's regional centre for finance, commerce, retail, culture and leisure, home to a major international airport and one of the largest student populations in Europe.
- 2.10 A key strength of the City Centre is the distinct role and characters each area of the city centre undertakes, creating a diverse and vibrant sense of place. The City has a strong history of successful regeneration projects and the adopted Core Strategy has recognised that the continued regeneration of the City Centre is a major opportunity for longer-term growth and enhancement. In order to continue to deliver successful regeneration projects MCC have produced SRFs for a number of areas in and around the city centre.
- 2.11 The PDS is positioned at the eastern edge of the city centre district and within the inner ring road. This area is identified as the Piccadilly Gateway area of the city within the adopted MCC Core Strategy, which is subject to an adopted Manchester Piccadilly SRF. The Manchester Piccadilly SRF was updated in 2018 and aims to consider the regeneration potential for the Piccadilly area and comprises a high level document which demonstrates the potential scale of development that could be achieved.

³ Manchester City Council 'Core Strategy' (2012)

Figure 2.2: Manchester Piccadilly SRF Area



Source: Manchester Piccadilly Strategic Regeneration Framework, 2018 Update

Surrounding Context

- 2.12 Great Ancoats Street is a busy road which forms part of the Ring Road route around the City Centre. Proximate to the PDS, Great Ancoats Street is largely characterised by:
- High-rise, late 20th to early 21st century development in the form of commercial and residential high-rise blocks; and
 - Single-storey industrial and commercial units (to the east of the site).
- 2.13 Epworth Street is a cul-de-sac which is characterised by low-rise industrial and commercial units including the industrial building to the south of the PDS which is owned by GBM Group. All units on this road have a fenced off car park and contribute very little to the positive street scape within this area.
- 2.14 To the west, Longacre Street is characterised by mid –scale industrial and commercial units. To the west of Longacre Street is the metro-link line, high-rise 21st century development in the form of residential blocks and historic mill buildings.

Site Context

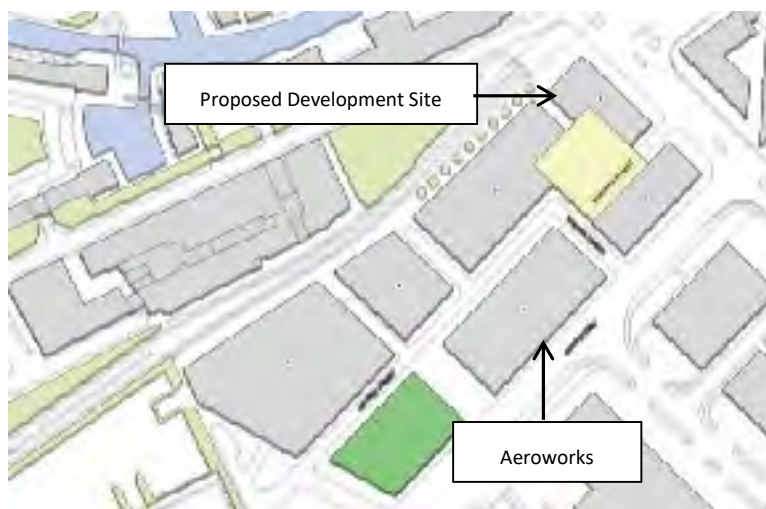
- 2.15 The PDS is strategically located within walking distance of Piccadilly Station, the Etihad Campus, New Islington, Ancoats and the Northern Quarter and is therefore within a sustainable location for regeneration and development. The New Islington metro-link stop is located 450m to the north of the PDS and Manchester Piccadilly railway station lies 1km to the south-west of the PDS.

- 2.16 The PDS contains an existing single storey industrial unit currently used as a safety deposit centre with a service yard to the rear. The building is lacking in architectural style and detracts from the emerging, modern architectural high-rise developments which have been delivered along Great Ancoats Street. The PDS comprises previously developed land located within the boundary of Manchester city centre at the heart of an area which is undergoing, and will continue to undergo, transformational change as part of the Manchester Piccadilly SRF and PSE SRF.
- 2.17 The PSE SRF Area intends to build on the adopted Manchester Piccadilly SRF to guide the future development of this area (as shown at Figure 2.3). The Vision for the PSE SRF is:

“... to shape and realise the city’s ambitions to regenerate and transform the neighbourhood surrounding the Piccadilly train station and create a sense of place for the area. The successful delivery of the masterplan will create a new vibrant mixed-use, pedestrian community, which complements the arrival of HS2 and strengthens Manchester’s Eastern Gateway.”

Source: PSE SRF Vision 1.10

Figure 2.3: PSE Masterplan Area



Source: Draft Portugal Street East Masterplan, March 2017

- 2.18 The PDS is located at Plot E (shown at Figure 2.3) and forms an integral part of the PSE SRF Area. The PSE SRF sets the parameters for development in the area and establishes the design principles to which development should adhere. The PSE SRF identifies that there is the potential for a 'landmark' in the north western corner of the PSE SRF adjacent to the intersection of Great Ancoats Street, Pollard Street and the Metrolink line/green boulevard/Chapelton Street. The PDS (Plot E) is located at this intersection and provides the opportunity to assist MCC in delivering the desired landmark.

- 2.19 The PSE area currently comprises light industrial units which have seen little investment and are of low architectural quality, with the exception of Aeroworks (shown at Figure 2.3), a former aircraft components factory built in the 1940s that was fully refurbished in 2015. This area does not provide a high quality arrival experience to the City Centre and the proposed Piccadilly Gateway area.
- 2.20 The PSE SRF proposes that future development will provide a new residential-led community, which achieves a density that optimises the area's 'uniquely accessible' location within the City Centre⁴. As the area will predominantly comprise of residential development, smaller complementary uses at ground-floor level are encouraged to provide active frontages⁵ to high quality public spaces and public realm⁶. The improved public realm is identified as important to the success of the area and the delivery of the PSE SRF area as an 'urban gateway' to Piccadilly. The regeneration of the PSE SRF area will assist MCC in realising the opportunities created by HS2 and the potential of this area as a high quality neighbourhood that can act as a further catalyst to regeneration of the wider Manchester Piccadilly SRF and support Manchester's regeneration objectives across its eastern gateway.

Policy and Environmental Designations

- 2.21 The PDS and surrounding area is subject to the following designations:
- The PDS is within Manchester City Centre;
 - There are no statutory designated sites for nature conservation within or proximate to the PDS;
 - According to the Environment Agency's Flood Risk Maps, the PDS is located within Flood Zone 1;
 - The PDS is within the Manchester Piccadilly SRF area; and
 - The PDS is located within the PSE SRF area.

⁴ Manchester City Council Manchester Piccadilly SRF – Page 34

⁵ Manchester City Council Manchester Piccadilly SRF – Para 6.12

⁶ Manchester City Council Manchester Piccadilly SRF – Page 32

3. Victoria House – The Opportunity

- 3.1 This section sets out summary details of the Proposed Development at Victoria House.

The Vision

- 3.2 Forshaw’s ambition for the PDS is to positively collaborate to contribute to the creation of a new neighbourhood district. This new neighbourhood will be distinctive and tailored to the PSE SRF area, creating a strong identity for the emerging neighbourhood. This requires development to change from a highways focussed environment that is anchored in industrial history, into an area which relates to its future and setting within the context of the wider regeneration surrounding Piccadilly.
- 3.3 A core component of their proposals for the Victoria House site will be the delivery of a carefully considered high-quality design which responds to the specific constraints and opportunities associated with the PDS to deliver a scheme which sets the standard for what follows.
- 3.4 The gateway location at an intersection between New Islington Field, the Metrolink line and Ashton Canal Tow Path creates an appropriate setting for the creation of a landmark building which will formally acknowledge the importance of the Longacre Street, Great Ancoats Street corner. A landmark building in this location will provide an opportunity to terminate vistas, create a focal point and present a strong architectural presence. This will improve the legibility and permeability of the area.
- 3.5 The creation of an exemplar building with a strong visual profile, will make a positive contribution to the City’s skyline, and restore and strengthen the building line on Great Ancoats Street.
- 3.6 The development will respond positively with the surrounding public realm through active ground floor uses and sympathetic materiality. This will provide the setting for unique public spaces that ensure the creation of a distinctive and high-quality destination which connects to the surrounding public areas.

The Proposals

- 3.7 This section provides a summary of the key components of the Proposed Development.
- 3.8 A full description of the scheme (including analysis of the application site and surroundings) is set out in the D&AS and ES.

The Building

- 3.9 The layout aligns with the historical street grid and formally anchors the northern corner, terminating vistas and creating a focal point to the corner of Great Ancoats Street and Longacre Street. The apartment cluster has the southern corner extracted which reduces the visual form of the tall building proposal. This creates an elegant slender marker which respects the PSE SRF proposal for a new public square by creating a defined edge.

- 3.10 The Proposed Development comprises a 25-storey residential tower (Use Class C3) containing 177-apartments and one ground floor commercial unit (Use Class A1, A2, A3 and D1). The tower sits above a three storey podium which is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form. The podium contains further apartments and residential amenity uses which include a 177-space cycle store, gym, community room, co-working space and private resident's garden. The private resident's garden is located on level 2 (3rd floor) and a green roof is enclosed with a full height façade with in-filled glazed panels to provide enclosure, privacy and shelter.
- 3.11 The residential layout for the building has been planned as a cluster of apartments around a central core and is therefore an efficient use of space. The proposed residential apartments mix is:
- 33% 1-bed apartments,
 - 64% 2-bed apartments, and
 - 3% 3-bed apartments.
- 3.12 The ground floor contains residents' amenity spaces, the waste disposal areas and one commercial unit. The commercial unit is 161 Square Meters (1,733 Sqft) in size.
- 3.13 The commercial unit and residential amenity spaces have frontages onto Epworth Street and Great Ancoats Street. This will provide an active frontage at ground floor level; resulting in an improved street environment on Great Ancoats Street and for the proposed public square.
- 3.14 The vertical form and rational geometric composition of the building has informed the façade design. A regular expressed façade grid takes its materiality precedent from the existing historical brickwork buildings. The expressed brickwork grid has a primary grid spanning every two floors and an inset secondary grid to intermediate floors. Further emphasis to the grids is provided through the use of stretcher and header brickwork bonds.
- 3.15 Ventilation to ancillary plant spaces at ground and mezzanine floors is provided through flush finished aluminium louvres. The louvres are also used to face service access doors to provide a continuous and discrete appearance.
- 3.16 The roof level (level 24) is proposed to be developed as an extensive green roof, as suggested during discussions with Manchester City Council, with perimeter access for maintenance of the façade.
- 3.17 Due to the uniquely accessible location of the PDS the Proposed Development does not include any car parking spaces but instead will provide 177 cycle spaces on a one-for-one basis and a Travel Plan which encourages modal shift and increased use of walking, cycling and public transport. This will be encouraged further by the extensive improvements to the public realm proposed within the surrounding PSE SRF.

The Public Realm

- 3.18 The approved application (reference: 121467/FO/2018) contains proposals for landscaping of the residents garden and the land immediately surrounding the building. This is consistent with, and designed by the same landscape architects as the separate planning application that has been submitted by Re-Form on behalf of Forshaw and the other landowners within the PSE SRF area (hereafter referred to as 'the public realm application').
- 3.19 The public realm application seeks to change the PSE SRF area from a highways focussed environment that is anchored in its past to an area which responds to its setting within the context of wider regeneration around Piccadilly Station. The landscape solution for the PSE SRF area includes the delivery a communal park and a square connected via a pedestrianised route, improved public realm along Longacre Street, Adair Street and all other streets within the PSE SRF area. The public realm application creates a place with an identity that it unique, through the provision of spaces which will be the focus for the community.

4. The Approach to Decision Making

- 4.1 This section describes the approach to decision making for the planning application. It provides the relevant context for the following sections that appraise the acceptability of the Proposed Development.

The approach to the Planning Application

- 4.2 Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be submitted to the local planning authority and determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 Therefore, the starting point of the consideration of any planning application is to be the Development Plan – what is the site allocated for and what do Development Plan policies say about the type of development being applied for?
- 4.4 Appendix 2 provides a full summary of the documents that form the adopted Development Plan as well as other relevant material considerations. Section 5 refers to this policy context and sets out that the City Centre is a suitable location for the proposed range of uses.
- 4.5 It is also important to recognise that material considerations will always include national policy set out in the National Planning Policy Framework (“the Framework”), the significance of which is set out below.
- 4.6 The general approach to decision-taking is set out in Paragraph 11 of the Framework:

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

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

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

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

- 4.7 Footnote 6 reads:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated

heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.”

- 4.8 Appendix 2 confirms that the relevant policies of the Development Plan are up to date and in conformity with the Framework. This means that if the development proposals accords with the development plan, the ‘presumption in favour’ is triggered and planning permission should be granted without delay, unless material considerations indicate otherwise.

Conclusion on the approach to decision making

- 4.9 If it is shown that the development proposals accord with the Development Plan, planning permission should be granted unless material considerations indicate otherwise. In this regard, the Framework is a material consideration to be afforded significant weight. Where the proposals accord with the Development Plan, the presumption in favour is triggered and permission should be granted without delay, unless there are other material considerations that indicate otherwise.
- 4.10 The following sections of this statement address the issue of whether the development proposals accord with the Development Plan; and identify any material considerations to be considered in the planning balance.

5. Principle of Development

- 5.1 This section demonstrates that the principle of the Proposed Development at Victoria House aligns with the adopted Development Plan, the Framework and other material considerations.

Regeneration of a City Centre Site

- 5.2 Manchester is an ambitious City and this is reflected within the adopted Development Plan spatial vision and objectives. In particular it states⁷ that Manchester will be *'in the front rank of cities in Europe and the world'*. In order to achieve this ambitious vision the Development Plan⁸ identifies a requirement to *'provide a framework within which the sustainable development of the City can contribute to halting climate change'*⁹ and *'improve the physical connectivity of the City, through sustainable and accessible transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation'*¹⁰.
- 5.3 Alongside this, the adopted Development Plan¹¹ also confirms that Manchester is the economic driver of the City Region largely because of assets such as the Regional Centre. As such, one of the objectives of the Development Plan is 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'*¹².
- 5.4 This positive policy context has driven and focused substantial new development and regeneration within the City Centre over the last decade. However, the Development Plan still recognises that there are areas of the City which require investment and has subsequently published several SRF documents. The purposes of the SRFs are to promote the continued regeneration of the City and to meet the wider vision and objectives of the Development Plan.
- 5.5 The PDS is located within the PSE SRF which is wholly within the adopted Manchester Piccadilly SRF. The principle¹³ of the Manchester Piccadilly SRF aligns with Development Plan Spatial Objective 5 and aims to maximise the opportunity of the arrival of HS2 within Manchester by providing a new gateway and extending the city centre eastwards to the inner ring road. The Manchester Piccadilly SRF¹⁴ identifies that to the east of Piccadilly between the station and the ring road there is a requirement for residential development around high quality public realm. The Manchester

⁷ Manchester City Council 'Core Strategy' (2012) – Core Strategy Vision

⁸ Manchester City Council 'Core Strategy' (2012) – Spatial Objectives

⁹ Manchester City Council 'Core Strategy' (2012) – SO1

¹⁰ Manchester City Council 'Core Strategy' (2012) – SO5

¹¹ Manchester City Council 'Core Strategy' (2012) – Para 8.2

¹² Manchester City Council 'Core Strategy' (2012) – SO3

¹³ Manchester City Council Manchester Piccadilly SRF – Page 9

¹⁴ Manchester City Council Manchester Piccadilly SRF – 3.3 Strategic Principles

Piccadilly SRF¹⁵ identifies indicative heights of between 13-20 stories within this location.

- 5.6 The vision for the PSE SRF¹⁶ identifies the City's ambitions to regenerate and transform the neighbourhood surrounding the Piccadilly Train Station to create a vibrant mixed-use, pedestrian community. The PSE SRF also identifies that the quality of the buildings within the framework area would be of the highest possible standards, of high density and able to optimise strategic opportunity sites which can deliver much needed new homes. The SRF no-longer provides prescribed maximum heights for the area and instead seeks to deliver efficient development which optimises the space.
- 5.7 The PDS is in a highly sustainable location and comprises an underused and unattractive building in a location capable of delivering a landmark development. These factors indicate that the existing site and building is no longer a valuable City Centre asset that aligns with the aspirations and objectives for the City Centre and Manchester Piccadilly area.
- 5.8 The adopted Manchester Piccadilly SRF recognises this principle and it fully supports the regeneration of the area and specifically the PDS. The proposed residential and retail development, coupled with high-quality architecture and public realm, will combine with the surrounding proposed and existing development to create a vibrant mixed use community which will be distinct in both design and character. This will deliver a suitable and beneficial re-use for the site, it will breathe new life into an important gateway location, and it will make the City Centre an even more vibrant and attractive place to live, work and visit.
- 5.9 In light of the above, the principle of the Victoria House development closely aligns with and helps to support the vision for Manchester to be in the front rank of cities in Europe and the World. The Proposed Development also accords with the specific policies within the adopted Manchester Piccadilly SRF and PSE SRF that identifies the redevelopment of the Victoria House building and the surrounding under-used sites for residential development and new areas of public space.

Meeting Development Needs

- 5.10 Alongside the regeneration benefits, it is important to recognise that the proposed residential development will respond to specific development needs that are set out in the Development Plan and other material considerations.

Market Housing

- 5.11 The adopted Core Strategy¹⁷ and emerging GMSF¹⁸ confirm that Manchester City Centre is an important location for housing growth within the wider city region. The supporting text for draft GMSF Policy GM-H 1 identifies a total housing requirement for Manchester of 54,530 dwellings between 2018 and 2037 equating to 2,870 dwellings per annum. Draft Policy GM-H 4 of the GMSF states that new housing development in

¹⁵ Manchester City Council Manchester Piccadilly SRF – 4.4 Heights and Massing

¹⁶ Manchester City Council Portugal Street East SRF – Para 1.11 – 1.13

¹⁷ Manchester City Council 'Core Strategy' (2012) – Policies EC3, CC3

¹⁸ Greater Manchester Spatial Framework Revised Draft (2019) – Paragraph 7.9

City Centres should be delivered at a density of minimum 200 dwellings per hectare, reflecting the relative accessibility of the site by walking, cycling and public transport. Draft Policy GM-H 4 advises that densities of 120+ dwellings per hectare should be primarily apartments, incorporating houses and / or ground floor duplexes where practicable.

- 5.12 The Core Strategy¹⁹ also identifies a need to deliver 16,500 dwellings within the City Centre area between 2012 and 2027 and specifically states:

“Within the City Centre there will be a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives or niche housing markets by providing sustainable, well designed accommodation which meets the needs of workers moving to Manchester”

- 5.13 The aspirations of the PSE SRF and Manchester Piccadilly SRF align with the Core Strategy and wider GMSF aspirations for the delivery of high quality, high density apartment developments within the City Centre and the PDS site specifically.
- 5.14 The proposed re-development of Victoria House will deliver high quality, high density housing on brownfield land within the PSE SRF area in accordance with Core Strategy Policy H1. The scheme comprises a mix of uses which is appropriate for the area and will assist the City in delivering improved public realm supported by active frontages. The Proposed Development will therefore respond directly to the needs identified by MCC.

Affordable Housing

- 5.15 The Development Plan²⁰ and Framework recognise the importance of meeting affordable housing need but also acknowledge that the delivery of affordable housing can affect the viability of a scheme. Where it is contended that a proposal cannot viably deliver affordable housing in accordance with policy expectations this must be demonstrated by evidence.
- 5.16 The Viability Assessment (completed by Turley) submitted with this application confirms that the Proposed Development is not able to support the delivery of affordable housing. This is primarily due to the significant financial contribution towards the delivery of improved public realm within the PSE SRF area which is a clear expectation of the PSE SRF. The proposed improvements have been approved under a separate planning application (reference: 121467/FO/2018) on behalf of all the landowners within the PSE SRF and delivery will be assured by a Collaboration Agreement between all parties.

Housing Needs Summary

- 5.17 In light of the above, the Proposed Development satisfies Core Strategy Policy H1, CC3 and specifically MCC’s identified need for high density mixed use development in City Centre locations which is a material consideration that supports the grant of planning permission. The Viability Assessment submitted with this application demonstrates that the Proposed Development cannot viably support the delivery of affordable

¹⁹ Manchester City Council ‘Core Strategy’ (2012) – Policy H1

²⁰ Manchester City Council ‘Core Strategy’ (2012) – Policy H8

housing and demonstrates that the Proposed Development complies with Core Strategy Policy H8.

The Delivery of High-Quality Public Spaces

- 5.18 The Development Plan identifies that MCC will seek the provision of new open space where significant levels of development are proposed and this space should be interconnected.
- 5.19 The PSE SRF seeks to provide two areas of public open space, providing high-quality outdoor spaces for individuals, couples, and small groups to gather and for the proposed uses to spill-out into. These spaces will contribute positively to the vibrancy of the City Centre and will help to create an attractive destination and one that will support the economy.
- 5.20 Through the development of Victoria House, Forshaw will be able to make a significant financial contribution towards and aid in the delivery of the improved public realm within the wider PSE SRF area. The proposed improvements have been submitted under a separate planning application on behalf of all the landowners within the PSE SRF and delivery will be guaranteed by a Collaboration Agreement between all parties.
- 5.21 The public realm application demonstrates that the public realm improvements will aid the creation of a new neighbourhood district that responds to the emerging residential user, with a coherent public realm that flows from street to space creating a legible city network. This will result in improved accessibility for pedestrians through the provision of pedestrianised streets in accordance with the requirements outlined within the Manchester Piccadilly SRF and the PSE SRF.
- 5.22 In light of this, the PSE SRF and the Proposed Development's financial contribution to it, will address the need for public open space within this area of the city centre. Without the delivery of the Victoria House scheme the aspirations for the wider public realm programme will be undermined.
- 5.23 The Proposed Development clearly satisfies the relevant Development Plan policies that encourage the creation of new public spaces within the City Centre. Furthermore the City Council's clear vision and aspiration to create for high-quality public spaces within the PSE SRF area is an important material consideration and one that weighs strongly in favour of the Proposed Development.

Conclusion on the Principle of Development

- 5.24 In light of the above, the proposed Victoria House Development will:
- Align closely with the Development Plan's pro-economic growth and regeneration policies, which support the regeneration of the PSE SRF area.
 - Deliver a high density residential development which is of high architectural merit. This will assist in the regeneration of the Piccadilly area in accordance with the aims of the Manchester Piccadilly SRF.

- Contribute substantially toward the specific development needs of the City Centre in terms of residential development, commercial development, and contributions towards the delivery of accessible high quality public realm.

5.25 It is therefore clear that there is policy support in principle in the Development Plan and other material considerations for the regeneration of the PSE SRF area and the PDS specifically.

6. Achieving Well-Designed Places

- 6.1 The scheme has been carefully designed by an award winning architectural practice to reflect the site's prominent location and opportunity for a landmark building. In particular, the architect has taken account of the site's setting within the PSE SRF and the planned comprehensive regeneration of the PSE area.
- 6.2 This section of the Planning Statement addresses the acceptability and quality of the physical changes in relation to the Development Plan and the Framework. The latter explains that the creation of areas with excellent urban design and environmental quality are defining factors for the future of the city. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Excellent Urban Design is part of the City's vision²¹. Extensive pre-application discussions have been undertaken with the City Council, consultees and other interested parties, as outlined in the accompanying D&AS and the SCE, in order to inform the design process.
- 6.3 The project will help to create a landmark development, in accordance with the PSE SRF²², which will enhance its key City Centre location. In accordance with policies in the Development Plan, the development proposed is of a very high design standard, using suitable materials that are sympathetic to their surroundings, and is of an appropriate mass and scale reflective of its location.
- 6.4 A comprehensive D&AS accompanies the application describing in detail the process of design evolution and engagement. The D&AS also includes a number of plans and images to explain how the Proposed Development will be laid out and what it will look like, both in isolation and in the context of the wider regeneration of the PSE area.
- 6.5 The D&AS explains how the Proposed Development accords with the Development Plan²³ and the Framework's²⁴ design policies through the provision of a high-quality building which creates a positive experience at ground level and grasps the opportunity to deliver a landmark building.
- 6.6 The D&AS confirms that the scheme accords fully with MCC's space and quality standards²⁵ providing a well-designed and adaptable building that will reflect the changing needs of residents allowing them to grow, develop and contribute to the community. This is a material consideration which weighs in favour of the Proposed Development.
- 6.7 In summary:

²¹ Manchester City Council 'Core Strategy' (2012) – Core Strategy Vision

²² Paragraph 6.27 of Manchester City Council's Portugal Street East Strategic Regeneration Framework (2017)

²³ Manchester City Council 'Core Strategy' (2012) – Policies SP1, CC3, CC8, CC9, EC3, EN1, EN2, EN3

²⁴ HM Government (2018), 'National Planning Policy Framework', Chapter 12

²⁵ Manchester Residential Quality Guidance (Issued March 2017) Page 138

- The detailed and sensitive approach to design has resulted in a proposed built form that is entirely appropriate to the site and will create a distinctive and cohesive place.
- The proposed demolition and replacement of the existing building is a positive aspect of the scheme. The existing building detracts from the surrounding urban form and provides a closed frontage which could be conducive to anti-social behaviour. The proposed building rises to a height of 25-storeys (including roof gardens) and sits above a three storey podium containing active retail use to animate the public realm and provide natural surveillance. The podium is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form. The resident's reception has dual entrance doors providing access to Great Ancoats Street and the proposed public square providing an active frontage.
- One of the project's key ambitions is to provide an accessible public realm that integrates with its surroundings. This, alongside other proposed developments, will create high-quality public spaces that provide flexible hard landscape that can accommodate a range of potential activities for building users and the wider community to use. The provision of this space is a key intervention in the built form and one that will allow the potential of the site to be realised. The building layout affords this opportunity.
- The residential layout for the tall building has been efficiently planned as a cluster of apartments around a central core. The layout aligns with the historical street grid and formally anchors the northern corner, terminating vistas and creating a focal point to the corner of Great Ancoats Street and Longacre Street. This creates an elegant slender marker which respects the PSE SRF proposal for a new public square by creating a defined edge.
- The podium is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form. The resident's reception has dual entrance doors providing access to Great Ancoats Street and the proposed public square.
- The vertical form and rational geometric composition of the building has informed the façade design. A regular expressed facade grid has been planned and takes its materiality precedent from the existing historical brickwork buildings. The expressed brickwork grid has a primary grid spanning every two floors and an inset secondary grid to intermediate floors. Further emphasis to the grids is provided through the use of stretcher and header brickwork bonds.
- Deep inset floor to ceiling windows are provided and will be concealed with a flush finished perforated metal screen to the façade. The perforate pattern for the rapid vents is extracted from two different historical brickwork bonds which were found within the local context. Flemish has been employed for the outer facades to Great Ancoats Street and Longacre Street and Flemish Cross to the inner facades to the new public square. This provides a contextual visual reference and connection to the heritage of the site.

- 6.8 The proposed changes to the physical environment of the site, whilst substantial in their extent are necessary and desirable to create a vibrant and viable city centre destination that accords with the vision and objectives of the Development Plan²⁶.
- 6.9 The Proposed Development has been considered by Places Matter! Design Panel. The panel was comfortable with the height and scale of the building in this location stating that the Proposed Development presented:
- “...an elegant solution that gives a good proportion of the site to the sky. The relationship of the development to the major road is an appropriate and reasonable response to the site”*
- 6.10 The relationship to the street level was supported, and the wider public realm improvements were welcomed. The panel identified several areas where landscaping and the legibility of the Proposed Development could be improved. Where this is contained within the boundaries of this application the D&AS explains how the landscaping scheme has evolved in response to the recommendations made by the panel.
- 6.11 The Tall Building Statement (TBS) (Appendix 1) identifies how the development accords with the relevant tall buildings guidance²⁷. It is evident from the TBS and the DA&S that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a landmark development and will deliver significant regeneration benefits to the wider area.
- 6.12 The Crime Impact Assessment (CIA) assesses the way the design interacts with its surroundings and discourages crime. The proposals will provide a significant increase in natural surveillance and will subsequently result in a safe design which discourages anti-social behaviour in accordance with Core Strategy Policy DM1.
- 6.13 The overall quality of the design is very high and the resultant built environment created will be a significant improvement on the existing situation. A high standard will be set, appropriate to the PDS’s position as a gateway to the PSE area. Accordingly, the proposed physical changes and design approach are fully in accordance with Core Strategy Policies SP1, CC3, CC8, CC9, EC3, EN1, EN2, EN3 and Chapter 12 of the Framework.

²⁶ Manchester City Council ‘Core Strategy’ (2012) – Policies SP1, CC3, CC8, CC9, EC3, EN1, EN2, EN3

²⁷ CABE Guidance on Tall Buildings (2007) and Historic England Advice Note 4: Tall Buildings

7. Environmental Considerations

- 7.1 This Section provides an assessment of the Proposed Development against relevant national and local planning policies in relation to environmental considerations.
- 7.2 The purpose of the ES is to assess the likely significant environmental effects of the Proposed Development. In doing so it describes: the baseline environmental conditions; the options for development which have been considered and discounted to date; the design of the Proposed Development; and an assessment of likely significant environmental effects of the construction and operational phases of the Proposed Development in each environmental topic area. Where it has not been possible to design the Proposed Development to avoid the occurrence of likely significant adverse environmental effects, the ES describes the mitigation measures that have been identified and which will be incorporated into the scheme. The ES which accompanies this application has been prepared having regard to the EIA Regulations 2017 and associated best practice guidance documents.
- 7.3 Schedule 4 (5) (e) of the Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (as amended) requires a description of the likely significant effects resulting from cumulative impacts to be included in an EIA. When considering the cumulative effects the EIA will provide information on how the potential effects of the Proposed Development will combine and interact with the effects of other existing and/or approved developments ('inter-project cumulative effects'), and will also assess the potential effects between topic area of the Proposed Development ('intra-project effects').
- 7.4 The EIA Regulations 2017 (as amended) only require an assessment of the cumulation of effects with other existing and/or approved projects. The list of Cumulative Schemes considered can be found in ES Volume 4 Appendix 5.1a and 5.1b. This includes projects within 1km vicinity of the Proposed Development which are of a similar scale and which are currently under construction or have recently been granted planning permission.
- 7.5 ES Volume 4 Appendix 5.1a and 5.1b also includes three projects that are also being brought forward to realise the objectives of the PSE SRF (reference numbers 35, 36 and 37). These projects are likely to come forward on a similar timescale to the Proposed Development. These schemes include:
- The former Fairfax Building (Comprising Plot A of the PSE SRF) - proposed twin tower 29 and 23 storey building which will provide 488 residential apartments, 27 car parking spaces and 492 cycle spaces was approved 16 January 2020 (reference: 121099/FO/2018)
 - The enhancement of public realm within the PSE SRF, which is subject to an approved application submitted on behalf of the landowners in the area, including Forshaw (reference: 121467/FO/2018)

- Plot G of the PSE SRF, which lies adjacent to the PDS – a part 13 / part 14 storey 275 bed hotel being promoted by Capital and Centric was approved on 23 September 2019 (LPA reference: 122599/FO/2019).

Air Quality

- 7.6 The Development Plan²⁸ seeks to reduce pollutants (particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes) to improve local air quality and improve health. The Framework²⁹ also asserts that proposals must 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.
- 7.7 The Air Quality Assessment (prepared by Hydrock) submitted with the application (Appendix 12.1 of ES Volume 4) demonstrates compliance with this policy position:
- Subject to a dust management strategy which is to be provided within the conditioned Construction Environmental Management Plan (CEMP) all receptors are to experience a Low/ Negligible or impact during construction.
 - The Proposed Development will not add to existing exceedances of the NAQO once operational.
 - The proposals will assist in improving air quality through the following measures:
 - A travel plan to encourage the use of sustainable transport methods;
 - Bicycle parking facilities; and
 - The Proposed Development will provide a significant contribution to the delivery of public realm and landscaping improvements within the PSE SRF area. As noted, the proposed improvements have been submitted under a separate planning application. The public realm application proposes a landscape solution for the PSE SRF area which includes the delivery a communal park and a square connected via a pedestrianised route, improved public realm along Longacre Street, Adair Street and all other streets within the PSE SRF area. This will result in the improvement of walking and cycling routes from Great Ancoats Street through to Piccadilly.
- 7.8 In light of the above, the Proposed Development satisfies Core Strategy Policy EN16 and paragraph 181 of the Framework.

Amenity

- 7.9 The Development Plan³⁰ requires that the development results in acceptable levels of amenity for future residents of the development and no detriment to other residents.

²⁸ Manchester City Council ‘Core Strategy’ (2012) – Policy EN16

²⁹ HM Government (2018), ‘National Planning Policy Framework’, para. 181

³⁰ Manchester City Council ‘Core Strategy’ (2012) – DM1 and Manchester Residential Quality Guidance (March 2017)

The Framework³¹ also instructs that development proposals should evaluate the environmental risk of noise pollution and demonstrate appropriate mitigation measures incorporated to minimise impacts on health and quality of life.

7.10 The following reports are submitted with the application and demonstrate compliance with this policy position:

- The Noise Planning Report (Appendix 13.1 of ES Volume 4) confirms that a noise survey of the site has been undertaken and external acoustic modelling has been conducted. The design advice relating to the sound insulation and ventilation design of the façades has been provided based on measured noise levels. Based on MCC policy and guidance noise level limits have been provided for the ground floor commercial units once tenanted. The report concludes that subject to the measures outlined, the development will meet the requirements of the local authority and relevant guidance standards.
- The Daylight and Sunlight Assessment (prepared by GIA and comprises Chapter 19 of the ES Volume 2) has assessed the impact of the Proposed Development on the adjacent residential and proposed hotel developments. This assessment confirms that the daylight and sunlight impact of the Proposed Development is acceptable.
- The D&AS (prepared by Simpson Haugh) demonstrates that the development would accord with the guidance in respect of privacy and adequacy of internal accommodation and external amenity space when judged against the requirements outlined within the Manchester Residential Quality Guidance (March 2017).
- The TV Interference Assessment (prepared by Pager Power and comprising Chapter 17 of ES Volume 2) has assessed the impact of the Proposed Development on the TV reception in the surrounding area and demonstrates that the scheme will not result in any significant adverse effects.

7.11 In light of the above, the Proposed Development satisfies Core Strategy Policy DM1 and paragraph 180 of the Framework.

Biodiversity

7.12 The Development Plan³² and the Framework³³ make it clear that proposals must aim to conserve and enhance biodiversity by seeking to avoid significant harm (if possible), by providing adequate mitigation, and by encouraging opportunities to incorporate biodiversity in and around developments.

7.13 The Extended Phase 1 Habitat Survey and Inspection of Building for Bats (prepared by Penny Anderson Associates) submitted with the application (Appendix 16.1 of ES Volume 4) demonstrates compliance with this policy position:

³¹ HM Government (2018), 'National Planning Policy Framework', para. 180

³² Manchester City Council 'Core Strategy' (2012) – Policy EN15

³³ HM Government (2018), 'National Planning Policy Framework', para. 175

- The site is not covered by or adjacent to any sites that are the subject of statutory or non-statutory protection and no such sites would be affected by the development.
- Buildings at the site had potential to support roosting bats but further detailed surveys were undertaken, and no bats were found to be roosting at the site.
- No further surveys or mitigation measures are considered necessary in relation to other protected or notable species.

7.14 In light of the above, the Proposed Development satisfies Core Strategy Policy EN15 and paragraph 175 of the Framework.

Built Heritage and Archaeology

7.15 The Development Plan³⁴ and the Framework³⁵ make it clear that proposals which complement, preserve and enhance the historic environment should be supported.

7.16 The following reports are submitted with the application and demonstrate compliance with this policy position:

- The Archaeology Desk Based Assessment (Appendix 10.1 of ES Volume 4) identifies that there are no archaeological remains on the site recorded on the GMHER (ES Volume 3: Figure 10.4) but identifies that there is the potential for the remains of a 19th century terraced house and a timber yard on the site. Chapter 10 of ES Volume 2 therefore identifies that the Proposed Development could have a slight residual effect on archaeology but this is not considered to be significant.
- Built Heritage Assessment (Chapter 9 of ES Volume 2 and Appendix 9.1 of ES Volume 4) identifies the heritage assets within the vicinity of the site and considers the impact the Proposed Development would have on the setting and context of the identified heritage assets. The assessment concludes that the simple and ordered structure of the elevations and the proposed brick cladding in a muted and neutral tone ensures the Proposed Development does not conflict with or detract from the former Co-operative Warehouse, Crusader Works or Vulcan Works. The listed structures associated with the Ashton Canal exist in a mixed setting and the Proposed Development will be viewed within that context. The historic and functional significance of these assets would not be undermined. In relation to the other heritage assets within the Study Area, due to the nature of their significance, the existing character of their setting and elements that contribute to their significance, combined with distance and intervening development (existing and proposed), it is concluded that their significance would be sustained.

7.17 In light of the above, the Proposed Development satisfies Core Strategy Policies EN1, EN3 and DM1 and Chapter 16 of the Framework.

³⁴ Manchester City Council 'Core Strategy' (2012) – Policy EN1, EN3 and DM1

³⁵ HM Government (2018), 'National Planning Policy Framework', Chapter 16

Climate Change and Sustainability

- 7.18 The Development Plan³⁶ expects all new development to be adaptable to climate change in terms of the design, layout, siting and function. The Framework³⁷ echoes this policy objective and it explains that greenhouse emissions, such as through its location, orientation and design.
- 7.19 The Environmental Standards Statement (Prepared by Element Sustainability) and Chapter 22 of the ES Volume 2 demonstrates compliance with this policy position:
- BREEAM certification will be obtained at design and post construction stages for the commercial spaces to ensure the project's sustainability credentials are optimised and verified.
 - It is anticipated from an initial energy appraisal that a combination of fabric performance and energy efficiency will ensure that the building meets Building Standards.
- 7.20 In light of the above, the Proposed Development satisfies Core Strategy Policy EN8 and paragraph 150 of the Framework. Chapter 22 of the ES Volume 2 concludes that there will be no significant effects in respect of Climate Change.

Flood Risk

- 7.21 The Development Plan³⁸ and the Framework³⁹ include policies on flood risk and drainage. These policies assert that proposals should be directed away from areas, which are at the greatest risk of flooding; and where development is permitted local planning authorities should ensure flood risk is not increased elsewhere.
- 7.22 The Flood Risk Assessment & Drainage Strategy (prepared by WSP) submitted with the application (Appendix 15.1 of ES Volume 4) demonstrates compliance with this policy position:
- The application site lies in Flood Zone 1, which has the lowest probability of flooding. The assessment confirms that flood risk from all sources is low.
 - Foul water drainage connections will be provided with a proposed average daily discharge rate of 7.5 l/s which will discharge to the public network via a separate sewer from that of the surface water. The assessment identifies adequate capacity within the existing sewer network to accommodate the Proposed Development.
 - Surface water will be collected and discharged to the public sewer network. This is proposed based on there being no preferable or viable method of disposal i.e. infiltration to ground or discharge to a watercourse.

³⁶ Manchester City Council 'Core Strategy' (2012) – Policy EN8

³⁷ HM Government (2018), 'National Planning Policy Framework', para. 150

³⁸ Manchester City Council 'Core Strategy' (2012) – Policy EN18

³⁹ HM Government (2018), 'National Planning Policy Framework', para. 163

- In line with national policy and the standing requirements of United Utilities, runoff will be managed at a controlled rate equivalent to that of the undeveloped greenfield value.

7.23 In light of the above, the Proposed Development satisfies Core Strategy Policy EN14 and paragraph 163 of the Framework and subject to inclusion of the mitigation measures identified, it is anticipated that flood risk and surface water from the development can be managed in a safe and sustainable manner.

Ground Conditions

7.24 The Development Plan⁴⁰ and the Framework⁴¹ identifies that priority will be given for the remediation of contaminated land and ensuring the development is suitable and safe.

7.25 The Ground Conditions Desk Study (prepared by Hydrock) is submitted with the application (Appendix 14.1 of ES Volume 4) and demonstrates compliance with the policy position:

- It is considered that it is unlikely that the site in its current state would be classified as Contaminated Land under Part 2A of the EPA 1990.
- The overall risk from land contamination at the site is considered to be low for the current development, as it is covered by hard standing or buildings limiting the possibility of contact with the soils, as well as the risk of significant rainwater infiltration leading to leaching.
- A Phase 2 site investigation will be undertaken to better understand the ground conditions and inform a remediation strategy to ensure that there is no unacceptable risk to human health or the environment.

7.26 In light of the above, the Proposed Development satisfies Core Strategy Policies EN17, EN18 and DM1 and paragraphs 118, 170, 178 and 179 of the Framework.

Highways and Transport

7.27 The Development Plan⁴² indicates that new development should be located in accessible locations that are adequately served by existing highways, public transport and with safe and secure access for pedestrians, cyclist and people with impaired mobility. The Framework generally echoes⁴³ this policy position while stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are 'severe'.

⁴⁰ Manchester City Council 'Core Strategy' (2012) – Policies EN17, EN18 and DM1

⁴¹ HM Government (2018), 'National Planning Policy Framework', para. 118, 170, 178 and 179

⁴² Manchester City Council 'Core Strategy' (2012) – Policies T1, T2 and DM1

⁴³ HM Government (2018), 'National Planning Policy Framework', para. 109

- 7.28 The Transport Statement and Interim Travel Plan (prepared by Curtins and comprising Appendix 11.1 and 11.2 of ES Volume 4) demonstrate compliance with this policy position:
- A thorough review of the accident data for most recent three years for which data is available on the local highway network has demonstrated that there is no existing safety issue that is likely to be exacerbated by the redevelopment of Victoria House.
 - Accessibility by sustainable modes of travel is excellent and is exceptionally well located to benefit from existing and proposed pedestrian, cycling and public transport infrastructure in the immediate vicinity of the PDS. This will be further enhanced by opening up new routes between the buildings and the high-quality public realm improvements.
 - Vehicular parking is not proposed as part of this development given the PDS is located in a highly sustainable and accessible location in the city centre which will be accessible by a range of sustainable modes of transport. The extensive cycle parking within the development will form part of a suite of sustainable travel options. It is intended to provide 100% cycle parking spaces within the building. This equates to a minimum of 1 cycle space for every apartment. In addition, it is also anticipated that further cycle parking facilities will be provided within the public realm for the use of the general public. Future residents would be encouraged to cycle through the incentives that would be provided as a part of the interim travel plan for the site.
 - A Travel Plan will seek to improve awareness of these transport options and to discourage single occupancy car use.
- 7.29 In light of the above, the Proposed Development satisfies Core Strategy Policies T1 and T2 and paragraph 108 to 111 of the Framework.

Waste Management

- 7.30 The Development Plan⁴⁴ includes policies on waste management. These policies assert that proposals should accord with the principles of waste hierarchy and ensure adequate refuse storage and collection. A Waste Management Strategy is provided with the application and confirms:
- Residents will deposit waste in a waste chute from their floor separated into three waste streams with a tri-receptor at the bottom. It is anticipated that the food waste will be incorporated into the general waste stream.
 - The monitoring of bin capacity, cleanliness and the transfer of bins between bin stores and on street for collection will be managed by the on-site management team.

⁴⁴ Manchester City Council 'Core Strategy' (2012) – Policies EN19 and DM1

- The commercial unit will store waste in their own demise and then bring that waste to a separate refuse store. Here there are expected to be daily or every other day collections for these waste streams and collections would be made by a commercial waste operator.

7.31 In light of the above, the Proposed Development satisfies Core Strategy Policy EN19 and DM1.

Visual Impact

7.32 The Development Plan⁴⁵ and Framework⁴⁶ identifies that the Proposed Development should have regard to the character of the surrounding area and should consider the impacts on landscape.

7.33 The Townscape Visual Impact Assessment (TVIA) (completed by Chris Burnett Associates and comprising Chapter 8 of ES Volume 2) considers the impact of the Proposed Development from identified viewpoints across the City and demonstrates compliance with this policy:

- In terms of significance of effect the overwhelming residual values are either minor beneficial or negligible. This is due, in part, to low to medium sensitivity values in terms of visual receptors and townscape and the fact that this area of Manchester has seen, or is witnessing, a surge in recent development into which the Proposed Development will fit well in both townscape and visual terms. As a result, the overwhelming value in terms of significance is not significant.
- There are several viewpoints where the Proposed Development will result in a beneficial impact.

7.34 In light of the above the Proposed Development satisfies Core Strategy Policy DM1 and the paragraph 127 of the Framework.

Wind

7.35 The Development Plan⁴⁷ identifies that tall buildings such as the Proposed Development should avoid significant impact on microclimate. The Wind Assessment (completed by RWDI and comprising Chapter 18 of ES Volume 2) considers the impact of the Proposed Development on wind conditions and finds:

- There is a need for wind mitigation measures, in the form of structures on the building and landscape features, to ameliorate the impact and create an acceptable environment. Those measures have been incorporated in to the design markedly reducing the impact of the development, particularly when considered as part of the cumulative effects of the other buildings proposed within the PSE SRF.

⁴⁵ Manchester City Council 'Core Strategy' (2012) – Policy DM1

⁴⁶ HM Government (2018), 'National Planning Policy Framework', paras. 127, 151

⁴⁷ Manchester City Council 'Core Strategy' (2012) – Policy EN2

- 7.36 The wind microclimate conditions for the proposed development have been tested to determine whether they are suitable for a given activity dependent on the percentage of the year certain wind speeds can be exceeded.
- 7.37 The pedestrian comfort and safety tests highlighted some safety exceedances which have been mitigated by the introduction of the following measures:
- The introduction of a 3m chamfer to the corner of Great Ancoats Street and Longacre Street to soften and reduce the wind acceleration. This occurs at the lower levels and the plan reverts back to an orthogonal configure at Level 09 and above (North East and North West Elevations). The chamfer adds visual interest to the corner of Longacre Street and Great Ancoats Street, improves the overall slenderness of the form and is contextually aligned in height to the Ibis Hotel opposite and the adjacent proposed development at Site F of the PSE SRF area.
 - The introduction of projecting external fins to the lower levels (Ground, Level 01 and Level 02) of the South West Tower Elevation. These are aligned with the height of the podium.
 - The introduction of some additional interim planting measures between Victoria House and the adjacent GBM site (PSE Masterplan site D).
- 7.38 In light of the above the Proposed Development satisfies Core Strategy Policy EN3.

Healthcare Provision

- 7.39 Core Strategy Policy SP1 identifies that development should make a positive contribution to neighbourhoods of choice and improve access to services.
- 7.40 The gross increase in the resident population resulting from the planned new dwellings will amount to c.405 people.
- 7.41 There are 15 dental practices within 2km of the PDS. If the demand for dental services does exceed the current supply, it is anticipated that the existing practices would expand, or new practices may be established, creating additional jobs within the area. Similarly, any additional demand for opticians and pharmacies could be satisfied through the opening of new facilities.
- 7.42 The PDS is known to be located within the 10% most deprived areas in terms of healthcare deprivation. However, the current baseline shows that only six of the 14 nearby GP surgeries are within their recommended capacity, with the remaining facilities being slightly or majorly over capacity. It is anticipated that the Proposed Development will increase the existing pressure on the local facilities. Nonetheless, given that the nearest GP surgery is Ancoats Urban Village Medical Practice, which currently can accommodate approximately another 1,000 patients, and the residents of the development are likely to use this facility, the overall effect is considered to be of a slight magnitude.

- 7.43 In light of the above, the residential population increase resulting from the Proposed Development can be accommodated by nearby healthcare facilities and the Proposed Development satisfies Core Strategy Policy SP 1.

Conclusion on environmental policy considerations

- 7.44 This section has demonstrated that the Proposed Development is consistent with the up-to-date policies relating to environmental and other technical considerations; and that there is very limited harm in relation to any of these considerations that cannot be mitigated.

8. Benefits

- 8.1 This Chapter identifies the benefits which will arise as a result of the Proposed Development and which comprise material considerations which weight in its favour.

Socio-Economic

- 8.2 The Socio-Economic assessment (completed by WYG and comprising Chapter 20 of ES Volume 2) submitted with the application identifies the following benefits:

- The construction of the new development could create up to 85 direct construction jobs as well as 106 induced and indirect jobs. This would equate to a total of 160 additional jobs per year.
- The provision of a 25-storey modern PRS ('Private Rental Sector') apartment block will add to the housing stock and offer an increased variety of types of accommodation for residents and provide a broad cross-section of population. This will in turn support the Manchester economy.
- The development could generate a total of 10 retail jobs.

Meeting Housing Need

- 8.3 The Proposed Development will deliver high-quality, high density PRS residential development within Manchester City Centre. As is identified within Chapter 6 of this Statement, there is a significant housing need within Greater Manchester, MCC and specifically Manchester City Centre. The Core Strategy and emerging GMSF identify that this identified housing need for Manchester City Centre is to be delivered primarily through apartment development.
- 8.4 The Proposed Development will positively contribute to the delivery of residential accommodation which meets this identified housing need.

Public Open Space

- 8.5 The Proposed Development contains proposals for landscaping of the residents garden and the land immediately surrounding the building. These are of benefit to both the proposed residents and the surrounding area respectively.
- 8.6 The Proposed Development will provide a significant contribution towards the delivery of public realm improvements within the wider PSE SRF area. The proposed improvements have been submitted under a separate approved planning application (reference: 121467/FO/2018) on behalf of all the landowners within the PSE SRF and delivery will be guaranteed by a Collaboration Agreement between all parties.
- 8.7 The public realm application will lead to the following benefits:

- The provision of high-quality public realm would likely have a beneficial effect on safety and perception of security by increasing activity on-site and increasing levels of natural surveillance.
- The public realm will help create a place with an identity that is unique, through the provision of spaces which will be the focus for the community.
- Improved legibility and permeability from Great Ancoats Street to Piccadilly Station, increasing footfall and enhancing the vitality of the area.

Design Quality

- 8.8 The Proposed Development is of high design quality as outlined within Chapter 6 of this Statement.
- 8.9 The proposed changes to the physical environment of the site, whilst substantial in their extent are necessary and desirable to create a vibrant and viable city centre destination that accords with the vision and objectives of the Development Plan⁴⁸.
- 8.10 The project will help to create a landmark development, in accordance with the PSE SRF, which will enhance its key City Centre location. In accordance with policies in the Development Plan, the development proposed is of a very high design standard, using suitable materials that are sympathetic to their surroundings, and is of an appropriate mass and scale reflective of its location.
- 8.11 A comprehensive D&AS accompanies the application describing in detail the process of design evolution and engagement. The D&AS also includes a number of plans and images to explain how the Proposed Development will be laid out and what it will look like, both in isolation and in the context of the wider regeneration of the PSE area.
- 8.12 The Proposed Development has been considered by Places Matter! Design Panel. The panel was comfortable with the height and scale of the building in this location stating that the Proposed Development presented:
- “...an elegant solution that gives a good proportion of the site to the sky. The relationship of the development to the major road is an appropriate and reasonable response to the site”*
- 8.13 The relationship to the street level was supported, and the wider public realm improvements were welcomed. The panel identified several areas where landscaping and the legibility of the Proposed Development could be improved. Where this is contained within the boundaries of this application the D&AS explains how the landscaping scheme has evolved in response to the recommendations made by the panel.

⁴⁸ Manchester City Council ‘Core Strategy’ (2012) – Policies SP1, CC3, CC8, CC9, EC3, EN1, EN2, EN3

- 8.14 The overall quality of the design is very high and the resultant built environment created will be a significant improvement on the existing situation. A high standard will be set, appropriate to the PDS's position as a gateway to the PSE area.

Summary

- 8.15 This Chapter has identified a number of benefits associated with the Proposed Development. It will make a notable contribution to the planned regeneration of this important area of the city centre, generate jobs and help to meet housing need. These benefits weigh significantly in favour of the development.

9. The Planning Balance

- 9.1 The preceding sections of this Planning Statement have considered the Proposed Development against the prevailing planning policy framework and other material considerations. This section brings together those findings and considers whether, on balance, planning permission should be approved for the Proposed Development.

The Planning Appraisal

- 9.2 Having regard to the relevant statutory and policy framework for the determination of the application (see Section 4), the following questions are posed and need to be considered in appraising the development and whether planning permission should be granted:

- (a) Is the proposal in accordance with the Development Plan?
- (b) Do other material considerations indicate that the application should be determined otherwise than in accordance with the Development Plan; do they weigh in favour or against the grant of planning permission in the context of the degree of compliance with the Development Plan?

- 9.3 Each is considered in turn below.

Does the Proposed Development accord with the Development Plan?

- 9.4 Sections 5 to 7 consider the extent to which the proposal accords with the Development Plan.

- 9.5 In summary:

- Section 5 demonstrates extensive policy support for the principle of the Proposed Development in the Development Plan. In summary, the proposals will:
 - (i) Align closely with the Development Plan's vision for the City Centre and the pro-growth policies, which support the regeneration of the Portugal Street East and wider Piccadilly areas;
 - (ii) Deliver much needed housing;
 - (iii) Contribute towards the improvement of the surrounding public realm and the regeneration of the surrounding area.
- Section 6 acknowledges that the Development Plan places great importance on high-quality design, particularly within the City Centre. In this context, Section 6 demonstrates (with reference to the D&AS) that the proposals will help to create a landmark development, in accordance with PSE SRF. It also demonstrates that the proposal will accord with more general design policies, which require very high design standard, using suitable materials that are sympathetic to their surroundings and are of an appropriate mass and scale. The proposals accord

with MCC Space Standards, provide a scheme which improves public safety and will contribute towards the delivery of improved public realm.

- Section 7 considers the suitability of the Proposed Development and its accordance with other policies of the Development Plan. It satisfies the requirements of relevant economic, environmental and social policies of the Development Plan, including those relating to design, ecological impacts, traffic and transport, flood risk and drainage, noise and air pollution, built heritage, wind conditions, visual impact and amenity. No unacceptable impacts as measured against the requirements of relevant Development Plan policies will arise from the Proposed Development.

9.6 The Proposed Development therefore satisfies relevant policies of the Development Plan and is in accordance with it.

Do other material considerations indicate that the application should be determined otherwise than in accordance with the Development Plan?

9.7 Sections 5 to 7 consider the extent to which the other material considerations indicate that the application should be determined otherwise than in accordance with the Development Plan:

- Section 5 demonstrates that the principle of the Proposed Development at Victoria House aligns with the adopted Development Plan, the Framework and other material considerations.
- Section 6 confirms that the Proposed Development will deliver a high quality new space that aligns with the policies in the Framework to achieved well designed place. This weighs strongly in support of the proposals.
- Section 7 considers the suitability of the Proposed Development against relevant policies of the Framework and concludes that there is no conflict in this regard and no material harm arising from the proposed development.
- Section 8 identifies a series of additional material considerations that weigh strongly in favour of the principle of the Proposed Development. These comprise:
 - Significant direct and indirect job creation;
 - The delivery of housing to meet an identified need;
 - The delivery of improved public realm adjacent to the proposed building;
 - A significant contribution towards the delivery of improved public realm, a park and public square within the wider PSE SRF area.
 - The delivery of a landmark building which is of a high design quality.

9.8 The Proposed Development is in accordance with policies of the Framework when considered as a whole and contributes positively to its key sustainability objectives.

- 9.9 In respect of the presumption in favour of sustainable development as set out at paragraph 11c of the Framework, it has been demonstrated that the Proposed Development is in accordance with relevant Development Plan policies and that material considerations weigh further in favour of grant of planning permission. The Framework directs that in such circumstances, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, that permission should be granted.
- 9.10 The Framework is a material consideration to be afforded significant weight in the determination of the applications.
- 9.11 Rather than weighing against the proposals accordance with the Development Plan, material considerations lend further support to the grant of planning permission.

Overall conclusion on planning balance

- 9.12 In light of the above, it evident that the applicant has demonstrated:
- the development proposals accord with the vision, objectives and policies within the Development Plan;
 - There are a series of material considerations which weigh strongly in favour of the Proposed Development.
- 9.13 Therefore, the applicant respectfully requests that the Council grants planning permission without delay.

Appendix 1: Tall Building Statement

Tall Building Statement

Victoria House, Great Ancoats Street

February 2020

Turley

Contents

1.	Introduction	1
2.	Assessment	4
3.	Conclusion	11

Elinor George
elinor.george@turley.co.uk

Client

Forshaw Land & Property Group Ltd

Our reference

FORM3006

2 February 2020

1. Introduction

- 1.1 This Tall Building Statement (TBS) has been prepared by Turley on behalf of Forshaw Land and Property Group Ltd (“Forshaw” or “the applicant”) in support of an application for full planning permission for the redevelopment of Victoria House, Great Ancoats Street for the erection of a 25 storey residential tower with associated uses and a commercial unit at ground floor level (hereafter referred to as “the Proposed Development”).
- 1.2 This statement will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE “Guidance on Tall Buildings” which was published in 2007 and the Manchester City Council (MCC) Core Strategy (2012).

MCC Core Strategy (2012)

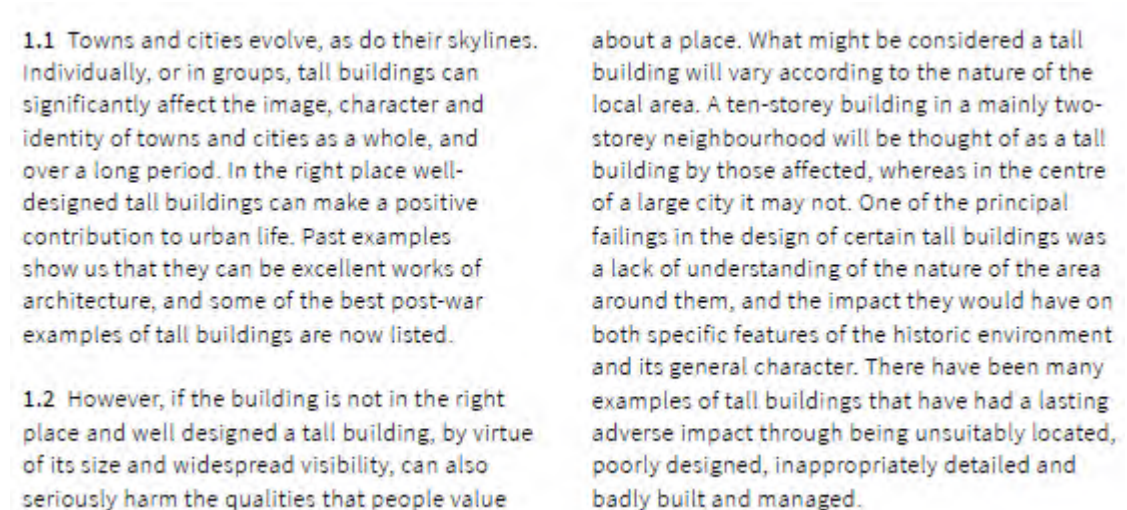
- 1.3 Policy EN2 of the Core Strategy provides a definition of tall buildings, as below:
- “Substantially taller than their neighbours and / or which significantly change the skyline”*
- 1.4 Whilst there are other tall buildings within the surrounding area at the present time with more to be delivered through the development pipeline (as referenced and analysed in the Environmental Statement (ES)), it is acknowledged that elements of the Proposed Development of (up to 25 storeys) will be of larger scale than the existing building on site, and taller than much of its surroundings.
- 1.5 As is explained in subsequent sections, the Proposed Development Site (PDS) is located in an area which is undergoing and will continue to undergo transformational change as the strategic objectives which are outlined in the Strategic Regeneration Frameworks (SRF) for Manchester Piccadilly 2018 Update (Manchester Piccadilly) and Portugal Street East (PSE) are realised. This part of the city centre will see considerable densification, a feature of which will be the emergence of buildings of a scale and height commensurate with that proposed at Victoria House. It is therefore important that the appropriateness of the Proposed Development (in terms of its scale and height) is judged on the basis of how well it will assimilate into not only the existing cityscape but the cityscape which will emerge in the short-medium term.
- 1.6 Policy EN2 sets out criteria for which tall buildings will be supported where:
- It is demonstrated that they are of excellent design quality;
 - They are appropriately located;
 - They contribute positively to sustainability;
 - They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance;

- They will bring significant regeneration benefits.
- 1.7 Suitable locations include sites within the city centre and locations easily served by public transport nodes.
- 1.8 The Proposed Development is assessed against Policy EN2 within the Planning Statement.

Guidance on Tall Buildings

- 1.9 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABE in 2007.
- 1.10 Advice Note 4: Tall Buildings sets out the purpose for providing advice on tall buildings. This is summarised at Figure 1.1 below:

Figure 1.1



- 1.11 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (D&AS) should inform all tall building proposals.
- 1.12 Further, it states that a high quality scheme will have a positive relationship with:
- Topography
 - Character of place
 - Heritage assets and their setting
 - Height and scale of development
 - Urban grain and streetscape
 - Open spaces
 - Rivers and waterways
 - Important views including prospects and panoramas
 - The impact of the skyline

1.13 The guidance contained within the Guidance on Tall Buildings (2007) provided a set of criteria against which to assess and evaluate tall building proposals as follows:

- Relationship to context
- Effect on the historic context
- Effect on world heritage sites
- The relationship to transport infrastructure
- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

1.14 The assessment section of this report will assess the Proposed Development against the evaluation criteria.

2. Assessment

Relationship to context

- 2.1 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 2.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings, particularly those which have heritage significance. Chapter 9 of ES Volume 2 (Chapter 9) identifies that the Proposed Development would enhance the character of the area through the removal of a building which is of unsympathetic design and configuration and their replacement with a building of high quality design which is respectful of its setting both in terms of scale and materiality, along with substantial enhancements to the quality and design of the adjacent proposed public realm.
- 2.3 As previously noted, the PDS is located within an area that is undergoing and will continue to undergo transformational change. It is located on the eastern side of Manchester City Centre, a focus for regeneration and is also located within the Manchester Piccadilly and PSE SRF areas.
- 2.4 Building heights within the immediate vicinity of the PDS range from 1-20 storeys. The redevelopment of the PSE SRF area will in time see the delivery of buildings of 20 storeys plus.
- 2.5 In addition, there are a number of other consented development proposals on individual sites which will further change the scale of built development in this part of the city centre including development at Store Street which shall be up to 31-storeys in height.
- 2.6 The D&AS describes how the proposed site layout, and the scale, mass and form of the Proposed Development has been designed to present a respectful response to its context. Key features of the design which demonstrate its responsiveness include:
 - The layout aligns with the historical street grid and formally anchors the northern corner, terminating vistas and creating a focal point to the corner of Great Ancoats Street and Longacre Street. The apartment cluster has the southern corner extracted which reduces the visual form of the tall building proposal. This creates an elegant slender marker which respects the PSE SRF proposal for a new public square by creating a defined edge.
 - The building rises to a height of 25 storeys and sits above a three storey podium containing active retail uses to animate the public realm and provide natural surveillance. The podium is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form.

- The vertical form and rational geometric composition of the building has informed the façade design. The regular expressed facade grid takes its materiality precedent from the existing historical brickwork buildings.

Effect of historic built environment

- 2.7 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:
- World Heritage Sites
 - Scheduled Ancient Monuments
 - Listed Buildings
 - Registered Parks and Gardens
 - Archaeological Remains
- 2.8 The application is supported by Chapter 9 of the ES (Volume 2) which presents an NPPF compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of likely significant environmental effects.
- 2.9 Chapter 9 concludes that:
- The existing building on site detracts from the character and appearance of the area.
 - The Proposed Development will not directly affect any listed buildings or conservation areas and shall sustain their setting and heritage significance.
- 2.10 Chapter 9 of the ES (Volume 2) has also fully considered the various viewpoints presented within the Townscape and Visual Impact comprising Chapter 8 of ES Volume 2.
- 2.11 Chapter 9 of the ES (Volume 2) concludes that the relationship of the Proposed Development to various listed buildings and conservation areas to be appropriate and sensitive and that no harm is caused to the setting or significance of these buildings or areas.
- 2.12 Chapter 8 of the ES (Volume 2) presents a broader assessment of the impact of the Proposed Development upon the townscape qualities of this part of the city centre and of its visual impact. The assessment considers the visual impact of the development from representative viewpoints.
- 2.13 Chapter 8 of the ES (Volume 2) concludes that in terms of significance of effect the overwhelming values are either minor beneficial or negligible. This is due in part to low to medium sensitivity values in terms of visual receptors and townscape and the fact that this area of Manchester has seen, or is witnessing, a surge in recent development into which the Proposed Development will fit well. As a result, the overwhelming value in terms of significance is 'not significant'.

- 2.14 Having regard to the conclusions of Chapter 8 of the ES (Volume 2) and Chapter 9 of the ES Volume 2 it can be concluded, fairly, that the Proposed Development presents an appropriate design response both in heritage and general townscape terms. It would be a positive addition to the city skyline.

Effect on World Heritage Sites

- 2.15 The development is not within or in close proximity to a World Heritage Site.

Relationship to transport infrastructure

- 2.16 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.
- 2.17 The planning application is accompanied by a Transport Statement which comprises Appendix 11.1 of ES Volume 4. This demonstrates that due to the location of the development and the accessibility of the site by public transport, the proposal is not expected to result in material changes in local network traffic condition within the city centre.
- 2.18 Further, Appendix 11.1 of ES Volume 4 concludes that the site is within a highly accessible location, confirming that the PDS is served by a wide range of sustainable modes of transport (tram, train, bus, and cycle route), being in very close proximity to the metrolink service and Piccadilly Railway Station. It is also within walking distance of key services and facilities in the city centre. The Proposed Development will also include a sufficient provision of secure cycle storage facilities for residents to store their bicycles (one for each apartment).

The architectural quality of the building

- 2.19 The PDS's prominent location in the context of the city centre its position within the strategically important Manchester Piccadilly SRF and PSE SRF areas, and the aspirations for the future of this location requires a carefully considered design approach to be taken.
- 2.20 These considerations have been a key driver of the development as presented and the architectural design, are outlined fully within the D&AS, and are achieved through:
- The residential layout for the tall building has been efficiently planned as a cluster of apartments around a central core. The layout aligns with the historical street grid and formally anchors the northern corner, terminating vistas and creating a focal point to the corner of Great Ancoats Street and Longacre Street. The apartment cluster has the southern corner extracted which reduces the visual form of the tall building proposal. This creates an elegant slender marker which respects the PSE SRF proposal for a new public square by creating a defined edge.
 - The podium is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form. The resident's reception has dual

entrance doors providing access to Great Ancoats Street and the proposed public square.

- The podium contains further apartments and residential amenity uses which includes cycle storage, gym, co-working space and a private resident's garden. The private resident's garden at level 2 is enclosed with a full height façade with infilled glazed panels to provide degree of enclosure, privacy and shelter from the prevailing south westerly wind. Servicing is accessed direct from Longacre Street which enables pedestrian priority to be given to the linear park to be formed along Heyrod Street and the new public square.
- Deep inset floor to ceiling windows will provide extensive views from the apartments and maximise natural daylight penetration. Natural ventilation is provided through anodised aluminium rapid vents. These are full height inward opening windows, concealed with a flush finished perforated metal screen to the façade. The perforate pattern for the rapid vents is extracted from two different historical brickwork bonds which were found within the local context.

2.21 The considerations listed above demonstrate that the Proposed Development responds positively to its surroundings and is of high design quality. The Places Matter! Design Panel review confirms that the proposed building provides an *'elegant solution that gives a good proportion of the site to the sky'*.

Sustainable design and construction of the proposal

2.22 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.

2.23 The Proposed Development sets high design standards, which are set out within the Design & Access Statement and the Environmental Standards Statement (ESS) which accompanies this planning application.

2.24 The aforementioned ESS document:

- Presents a bespoke sustainability strategy which reflects the innovative nature of the Proposed Development;
- Highlights the other sustainable design features within the development including the provision of amenity space for residents the delivery of enhancements in biodiversity.
- Highlights how the development incorporates secure cycle storage for residents and facilities for the segregation of waste into different streams and appropriate storage.
- Confirms that the development is in a highly sustainable location on a brownfield site.

Credibility of the design

- 2.25 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction. Forshaw is experienced in delivering high quality developments through the development process and through commissioning Simpson Haugh has engaged a renowned architectural practice, supported by technical experts in various fields, as explained below.
- 2.26 Forshaw will be responsible for the management and maintenance of the building's interior and exterior and thus recognises the importance of quality and attention to detail in the construction process.
- 2.27 The Proposed Development has been designed to the highest standard; this is evidenced through the development of the architectural plans and drawings which have been through the PlacesMatter! Design review panel.
- 2.28 The scheme has also fundamentally evolved (with respect to architectural expression and materiality) in a positive manner to the feedback received from the local community during pre-application consultation.
- 2.29 The scheme has also been subject to pre-application discussion with Senior Officers of MCC and has responded positively to constructive feedback. Forshaw's consultant team is experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The team comprises:

Discipline	Company
Developer and operator	Forshaw
Architect	Simpson Haugh
Townscape and Visual Impact advisor	Chris Burnett Associates
Built Heritage advisor	Turley Heritage
Archaeology advisor	Nexus
Transport advisor	Curtains
Air Quality advisor	Hydrock
Noise & Vibration advisor	Hydrock
Wind Microclimate advisor	GIA
Daylight/ Sunlight advisor	GIA
Flood risk and drainage advisor	WSP
Ground Conditions advisor	Hydrock
Ecological advisor	Penny Anderson Associates
Climate change advisor	WYG

Contribution to public space and facilities

- 2.30 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.
- 2.31 The Proposed Development achieves this objective through:
- Proposed enhancements to the public realm on Great Ancoats Street and Epworth Street and to the immediate south of the proposed building. A significant monetary contribution is also to be made towards the creation of enhanced public realm throughout the PSE SRF area.
 - Active ground floor uses which provide an active frontages to Great Ancoats Street, Epworth Street, the Proposed Public Square and Longacre Street.

Effect on the local environment

- 2.32 This criterion requires an assessment of environmental factors such as: microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.
- 2.33 Assessments have been undertaken in respect of ecology, wind and microclimate, TV reception, sunlight / daylight and noise, to establish the impact which the proposed development will have.
- 2.34 These assessments are presented as individual chapters within the Environmental Statement. A summary of their conclusions is provided within the Non-Technical Summary (ES Volume 1).
- 2.35 These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation.
- 2.36 Inevitably there will be some minor adverse effects but these are commonplace in any major redevelopment proposal in a dense urban setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme which includes the removal of an unattractive building and its replacement with a high quality development that shall enhance the area.

Contribution made to the permeability of the site and the wider area

- 2.37 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. The Proposed Development delivers enhancements to the public realm in the aforementioned locations, providing a more open, pedestrian friendly street scene in Great Ancoats Street, Epworth Street and Longacre Street. The design of the building and ground floor uses will bring enhanced natural surveillance and activation of the area.
- 2.38 The enhancements to the public realm, monetary contribution to the PSE public realm enhancements together with the scale and architectural quality of the buildings will

encourage greater pedestrian movement from Piccadilly through the PSE SRF and in to Ancoats in line with the Manchester Piccadilly SRF and PSE SRF objectives. This is a significant benefit of the Proposed Development.

The provision of a well-designed environment

- 2.39 This criterion requires the quality of life of those who use the buildings, including function, fitness for purpose and amenity, to be taken into consideration. Further, it requires local authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.
- 2.40 The development will meet the relevant Building Regulations requirements relating to building safety and risk, including in respect of accessibility and emergency access and egress.
- 2.41 Forshaw creates high quality living environments for its residents. The apartments are designed to be light and spacious, providing appropriate levels of amenity for its occupants, having regard to relevant space standards and generous levels of resident amenities provided for residents.
- 2.42 The site's location within the city centre and close to key amenities is also important, ensuring residents are well connected and able to access employment and social opportunities.
- 2.43 Forshaw will be responsible for the management and maintenance of the building's interior and exterior and will undertake regular checks to ensure the building and its facilities remain in good working order for the benefit of residents.

3. Conclusion

- 3.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criteria through the various reports included within the planning application and assessments in the Environmental Statement.
- 3.2 In summary, the TBS concludes the Proposed Development achieves the following:
- The PDS is sustainably located in relation to transport infrastructure, being in a very accessible part of the city centre and is therefore suited to very high density development;
 - The Proposed Development is of an appropriate architectural style which is consistent with and reflects the locality;
 - The Proposed Development will achieve the requisite sustainability standards required by MCC;
 - The Proposed Development is deliverable and the architectural design is appropriate for its intended purpose;
 - The Proposed Development embraces the surrounding public realm providing an active frontage and enhancing and enlivening the street scene;
 - The Proposed Development will not result in any material impacts on the local microclimate as evidenced through the supporting documents submitted as part of the application and within the Environmental Statement;
 - The Proposed Development will maintain and enhance the use of key routes past the site by providing an active ground floor frontage to Great Ancoats Street and the proposed public square and replacing buildings which detract from experience and environmental quality of the locality;
 - The Proposed Development will meet the needs of its user groups (both active and passive).
- 3.3 Overall, the Proposed Development would deliver a high quality addition to the City and achieves full compliance with respect to the MCC's policies for the development of tall buildings.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676

Turley

Appendix 2: Planning Drawing Schedule

Planning Drawing Schedule

DATED	TITLE
20/02/2020	10122-SHP-RP-DA03.pdf
18/02/2020	10122-SHP-RP-DA03 LR.pdf
18/02/2020	10122-SHP-RP-DR03.pdf
18/02/2020	10122-A-B5D9-G200-P-01-003.pdf
18/02/2020	10122-A-B5D9-G200-P-02-003.pdf
18/02/2020	10122-A-B5D9-G200-P-03-003.pdf
18/02/2020	10122-A-B5D9-G200-P-09-003.pdf
18/02/2020	10122-A-B5D9-G200-P-19-003.pdf
18/02/2020	10122-A-B5D9-G200-P-23-003.pdf
18/02/2020	10122-A-B5D9-G200-P-24-003.pdf
18/02/2020	10122-A-B5D9-G200-P-B1-003.pdf
18/02/2020	10122-A-B5D9-G200-P-RF-003.pdf
18/02/2020	10122-A-B5D9-G200-S-AA-003.pdf
18/02/2020	10122-A-B5D9-G200-S-BB-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY1-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY2-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY3-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY4-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY5-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY6-003.pdf
18/02/2020	10122-A-B5D9-G251-D-TY7-003.pdf
18/02/2020	10122-A-B5D9-G100-P-00-003.pdf
18/02/2020	10122-A-B5D9-G100-XP-00-003.pdf
18/02/2020	10122-A-B5D9-G110-XP-00-003.pdf
18/02/2020	10122-A-B5D9-G200-E-NE-003.pdf
18/02/2020	10122-A-B5D9-G200-E-NW-003.pdf
18/02/2020	10122-A-B5D9-G200-E-SE-003.pdf
18/02/2020	10122-A-B5D9-G200-E-SW-003.pdf
18/02/2020	10122-A-B5D9-G200-P-00-003.pdf

Appendix 3: Summary of Relevant Policy

Appendix 3: Victoria House, Great Ancoats Street

Planning Policy Context

Introduction

This section of the Planning Statement sets out the policies and planning guidance pertinent to the Proposed Development. This will include a review of national and local planning policy and guidance documents.

The Planning and Compulsory Purchase Act 2004 (PCPA) requires that determination of a planning application be made under the planning acts in accordance with the development plan unless material consideration justifies departing from the policy.

The principal documents which provide the relevant planning and economic policy context for the determination of this planning application are as follows:

- The adopted Development Plan comprises:
 - Manchester Core Strategy, adopted July 2012
 - Manchester Proposals Map
 - Extant Unitary Development Plan policies, adopted 1995 and alterations on various dates
 - Greater Manchester Joint Minerals Development Plan, adopted April 2013
 - Greater Manchester Joint Waste Development Plan, adopted April 2012
- Other material considerations include:
 - The emerging Greater Manchester Spatial Framework
 - Guide to development in Manchester SPD
 - Providing for Housing Choice SPD
 - Manchester Piccadilly Strategic Regeneration Framework Update 2018
 - Emerging Portugal Street East Strategic Regeneration Framework

The Development Plan

The Local Development Framework ("LDF") for Manchester encompasses the adopted Manchester Core Strategy ("CS") (2012), the 'saved' policies of the Manchester Unitary Development Plan (1995), Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan.

A number of the policies of the Unitary Development Plan (“UDP”) remain extant and are relevant to the determination of planning applications. However, given the age of the UDP, it is clear that the CS is the primary local planning policy consideration in the determination of this application.

Whilst forming part of the Development Plan, the Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan are clearly not relevant in this instance.

Proposals Map

The adopted Proposals Map indicates that the site lies within the City Centre, where Core Strategy Policies CC1 – CC10 apply, and it lies just outside the boundary of East Manchester.

The site lies to the south-east of the Metrolink Existing and Proposed (Droylsden) which is shown to run along Longacre Street and is where UDP Policy T1.8 applies. The site also lies to the south-west of the Major Road / Rail Environmental Improvement Corridor which is shown to run along Great Ancoats Street and is where UDP Policy Policy E3.3 applies.

Figure 3.1 Proposals Map



Manchester Core Strategy

The CS was adopted in 2012 and sets out the long-term spatial vision and policies for the City over the plan period (2012 to 2027). In accordance with Paragraph 213 of the National Planning Policy Framework (Framework) due weight should be afforded to Policies within the CS according to the degree of their consistency with the Framework.

The vision for the city outlines, amongst other things, that by 2027 Manchester will be:

- A successful and accessible City in the front rank of cities in Europe and the world;
- A city with an increased and sustainable healthy population and a community which both benefits from and drives the City’s productivity upwards.
- A city with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced. Neighbourhoods in the North and

East of the City will have benefited from a significant increase in the quantity and quality of housing.

- A city with thriving district centres, which have a distinct local character and provide a good range of accessible public services, retail and local facilities.
- A city defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised.
- A city where residents and visitors regularly enjoy a network of quality open spaces, parks and river valleys, enriched with biodiversity, which provide recreational routes and opportunities for sport across the City.

In order to achieve the Vision, the Core Strategy sets out six Spatial Objectives relating to areas including the economy, housing, transport, the environment and climate change.

Spatial Objective 3 (Housing) is of particular relevance to the proposed development. It sets out that Manchester should provide for a significant increase in high quality housing provision at sustainable locations to both address demographic needs and support economic growth. This objective emphasises the need to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and easy access to employment opportunities.

Spatial Objective 6 (Environment) is also of relevance to the proposals. It sets out that Manchester should protect and enhance the natural and built environment of the city and ensure sustainable use of natural resources, in order to mitigate and adapt to climate change, improve air, water and land quality, recreational opportunities and ensure that the city is inclusive and attractive to residents, workers, investors and visitors.

Spatial Principles

Policy SP1 (Spatial Principles) outlines a number of key spatial principles which will guide the strategic development of Manchester to 2027. These include identifying that the Regional Centre will be the focus for development, such as high quality city living; taking into account the city centre regeneration areas and regeneration frameworks and that new development will maximise the city's transport infrastructure, in particular promoting walking, cycling and the use of public transport. This is also supported by policy CC10 which states that the city centre will develop as a location which appeals to a wide range of residents and visitors.

Core Development Principles are also set out in Policy SP1 which considers that development in all parts of the city should:

- Make a positive contribution to neighbourhoods of choice including: -
 - 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.; and
 - protect and enhance the built and natural environment.

- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Spatial Locations

The CS does not set out site specific proposals or allocations; it instead defines the broad development requirements and the spatial locations for delivering new development over the plan period.

The CS identifies that the application site is within the “Eastern Gateway” area of the City Centre and also the “Regional Centre”. The following development is anticipated in this area:

- Approximately 60,000 new dwellings will be provided in Manchester (CS Policy H1), with a minimum of 16,500 new homes in the City Centre (CS Policy CC3)
- Housing is identified as an appropriate use within the Regional Centre
- City Centre development, particularly residential, will generally be high-density and comprise apartment schemes (CS Policy EC3, CC3, CC6 and CC9).
- The approach to development, and re-development, in the city centre will be to welcome large scale schemes which improve the accessibility and legibility of the centre, subject to the impact on key aspects of the city’s heritage and character (CS Policy CC8)
- Active ground floor uses will be appropriate as part of a development which will create a public function (CS Policy CC7)
- The design of new buildings in the city centre will be required to be of the highest standard (CS Policy CC9)

Economy Policies

Policy EC1 (Employment and Economic Growth in Manchester) identifies Ancoats and the City Centre as a key location for employment growth. The Council will support significant contributors to economic growth and productivity including health, retailing, cultural and tourism facilities and other employment generating uses mainly in the City Centre. Policy EC1 identifies that design must make the best possible use of a site or building in terms of efficient use of space.

Policy EC3 (The Regional Centre) states that the Regional Centre is an appropriate location for housing, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.

City Centre Policies

Policy CC2 (Retail) sets out that the Council will support the development of food store provision to serve the City Centre, prioritising locations which complement population,

including areas of growth, and regeneration priorities including those identified in EC1. This should be in a location which supports the growth of new residential areas such as Ancoats and New Islington. Across the City Centre, retail will be supported where it would serve a local community or contribute to the area's character. Mixed developments which include retail units should demonstrate that reasonable steps have been taken to ensure that these units will be occupied.

Policy CC3 (Housing) outlines that a minimum of 16,500 units will be provided in the city centre over the plan period, as noted above. CC3 also states that residential development in the city centre will comprise apartment schemes, should be of a high standard and should provide a varied offer to suit a range of occupants in terms of the number of rooms and their size.

Policy CC5 (Transport) states that the Transport Strategy for Manchester City Centre will be delivered to ensure that transport is managed in a way which supports the projected growth of the City Centre, improve pedestrian safety and increase the scope for accessible public realm improvements. Proposals will be supported that include adequate parking provision for bicycles based on the parking standards described in Appendix B of the Core Strategy and outlined at the end of this section.

Policy CC6 (City Centre High Density Development) relates to city centre high density development and sets out that city centre development will generally be high density, to maximise the efficiency of the available land. Development will need to have regard to the Council's approach to tall buildings (set out in Policy EN2). Policy EN2 is explored in the succeeding paragraphs of this section.

Policy CC7 (Mixed Use Development) relates to mixed use development and states that, other than locations specifically mentioned in Policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that the proposals will contribute to the economic regeneration of the city and that the residential element of the scheme is of a scale which will ensure that the economic uses on site will be maximised. The Policy also states that active ground floor uses will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

Policy CC8 (Change and Renewal) relates to change and renewal. The Policy states that the Council will welcome large scale schemes in the city centre which make positive contributions to the city's role in terms of employment growth or which improve the accessibility and legibility of the centre. The Council will also support schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment, proposals will be expected to be prepared within an approved development framework.

Policy CC9 (Design and Heritage) relates to design and heritage and outlines that design of new buildings will need to be of the highest standard in terms of appearance and function. The Council will support high density mixed use development in the City Centre where developers have recognised and overcome specific design challenges to ensure complementarity of function and form.

Policy CC10 (A Place for Everyone) highlights that the city centre will develop as a location which appeals to a wide range of residents and visitors. Uses which increase the diversity of activity in the city centre with an emphasis on family oriented activity and developments with high standards of accessibility to buildings and across spaces will particularly be supported.

Housing Policies

Policy H1 (Overall Housing Provision) sets out that approximately 60,000 new dwellings will be provided for Manchester over the plan period (March 2009 – March 2027). The City Centre will be one of the focus areas where much of the new housing provision will be located. 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. 90% of residential development will be on previously developed land.

Policy H2 (Strategic Housing Location) states that the east and north of Manchester city centre is identified as a strategic location for new housing. Creation of large development sites or clusters of sites providing the potential for significant regeneration benefits will be encouraged. Developers should diversify the housing offer, include environmental improvements and create sustainable neighbourhoods which include complementary facilities.

Policy H8 (Affordable Housing) sets a 20% requirement for affordable housing in developments on sites of 0.3 hectares and above or where 15 or more units are proposed. Exemptions or variations to the proportion of affordable housing may be permitted where 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 or the financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability, where this is the case a Viability Assessment is to be submitted with the application.

Centre Policies

Policy C1 (Centre Hierarchy) identifies Manchester City Centre at the top of the hierarchy of centres and refers to Policies CC1 – CC10 for detailed city centre policy.

Transport Policies

Policy T1 (Sustainable Transport) relates to sustainable transport and outlines that the Council will support proposals that, improves choice by developing alternatives to the car; improve pedestrian routes and the pedestrian environment and facilitate modes of transport that reduce carbon emissions.

Policy T2 (Accessible Areas of Opportunity and Need) seeks to ensure that developments are easily accessible to good public transport links to the City Centre and Regional Centres, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T1 also identifies that the car-parking standards are maximums and the cycle parking standards are minimums and requires Traffic Impact Assessment and Travel Plans for all major applications.

Place Making and Sustainable Design Policies

Policy EN1 (Design Principles and Strategic Character Areas) sets out that city centre developments will be expected to consider the city's heritage and continue the rich pattern of activity in the core area, contribute positively to the experience of all at street level meanwhile

grasping the opportunity to create landmark buildings, enhance and provide new areas of meaningful open space and maintain the city's permeability.

Policy EN2 (Tall Buildings) relates to tall buildings. Proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to place making (as a landmark or by terminating a view or signposting a facility of significance) and will bring significant regeneration benefits. 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.

Policy EN3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments shall be designed to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Policies EN4, EN6, EN8 and EN9 (Climate Change policies) relate to adaption to climate change, in which all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and external spaces. Regard is to be had to areas such as minimisation of flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space.

Policies EN10, 11 and 12 (Open Space Policies) identify that the Council will prioritise the retention and improvement of existing open space and provision of new open space. Proposals will be supported that improve the quality and quantity of accessible open space, provide innovative solutions to improving the network of existing open spaces and improve access to open space for disabled people. The Council will seek the provision of new open space in particular where significant levels of development are proposed and where a quantitative shortage of a particular use per head of population, including any increase of population created by the new development, is identified in the local area. The City Centre is identified as a priority area for open space, in particular to enhance the quality of existing areas and integrate new facilities within the character of the area.

Policy EN14 (Flood Risk) states development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. The policy also outlines that all new development should minimise surface water run-off, including through Sustainable Drainage Systems ("SUDS") and the appropriate use of Green Infrastructure.

Policy EN15 (Biodiversity and Geological Conservation) sets out that the Council will seek to maintain or enhance sites of biodiversity value throughout the City. Particular consideration will be given to protected or priority species and the Council's aim for a net increase in trees across the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas.

Policy EN16 (Air Quality) outlines that the Council will seek to improve the air quality within Manchester. 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. When assessing the appropriateness of locations for new

development, the Council will consider the impacts on air quality which includes cumulative impacts.

Policy EN17 (Water Quality) sets out that development should avoid any adverse impact on water quality, including during the construction phase and should minimise surface water run-off from development and associated roads. Development should maximise the use of SUDS to minimise groundwater contamination.

Policy EN18 (Contaminated Land and Ground Stability) relates to contaminated land and ground stability and states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) requires all developers to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. The Council will support developments that encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Development Management and Planning Obligations

Policy PA1 (Developer Contributions) suggests that, where needs arise as a result of development, the Council will seek to secure planning obligations, Community Infrastructure Levy regulations or successor regulations / guidance. The Council may seek contributions for affordable housing, education, health and wellbeing facilities, community facilities, provision of Green Infrastructure, public realm improvements, protection or enhancement of cultural heritage or environmental value, safety and security improvements, training and employment initiatives, highways improvements and / or climate change mitigation / adaptation. These issues are addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.

Policy DM1 (Development Management) sets out that development should have regard to a number of aspects, for which more detailed guidance may be given within a supplementary planning document. Examples of aspects to consider include accessibility, open space provision, amenity and design (scale, appearance, local character) amongst others. For new residential development, developers will be required to demonstrate that sustainable construction techniques are incorporated. For new commercial development developers must demonstrate best practice which will include the application of the Building Research Establishment Environmental Assessment Method ("BREEAM") standards.

Parking Standards

Set out in Appendix B of the Core Strategy are the maximum and minimum Parking Standards for developments. Appendix B states that maximum standards for car parking in the City Centre do not apply as each development will be considered on a case by case basis.

Minimum standards for disabled, cycle and motorcycle spaces relevant to the proposed development are set out in the table below.

Table 3.1 Minimum standards for disabled, cycle and motorcycle spaces relevant to the proposed development

Use	Disabled	Cycles
Food Retail (A1)	3 bays or 6% of total capacity; whichever is greater	1 space per 140m ² ; minimum of spaces 2
Non-food Retail (A1)	3 bays or 6% of total capacity; whichever is greater	1 space per 200m ² ; minimum of 2 spaces
Offices (B1)	Individual bays for each disabled employee plus 2 bays or 5% of the total capacity; whichever is greater	1 space per 200m ² ; minimum of 2 spaces

Saved Unitary Development Plan

The Original Unitary Development Plan (“UDP”) was adopted in 1995. Following this, the UDP has been reviewed and altered and many of the policies have since been superseded by the Core Strategy. However, the policies are ‘saved’ and have not yet been superseded and are pertinent to the proposed development.

Policy DC7.1 (New Housing Development) outlines that the Council will ensure that new housing is accessible at ground floor level to disabled people, wherever practicable.

Policy DC26.1 (Development and Noise) outlines that the Council will consider the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources.

Policy DC10 (Food and Drink Uses) sets out that, in determining applications for developments involving the sale of food or drink, the Council will have regard to the general location of the development, the effect of on the amenity of neighbouring residents, the availability of safe and convenience arrangements for car parking and servicing, ease of access for all and the storage and collection of refuse and litter. The Council will normally accept developments of this kind in the City Centre.

Policy T1.8 states that the Council will safeguard those routes within Manchester over which the Greater Manchester Passenger Transport Authority has powers for the extension of the Light Rapid Transit (“LRT”) network. As noted above, the site lies to the south-east of Longacre Street where this policy applies.

Policy E3.3 outlines that the Council will upgrade the appearance of the City’s major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality and ensuring that landscape schemes are designed to minimise litter problems. As noted above, the site lies to the south-west of the Major Road / Rail Environmental Improvement Corridor where this policy applies.

Saved UDP Policies Map

As shown in the City Centre Map of City Centre Small Area Policies, the site lies within the boundary of Area 13 (RC20 Area 13 Piccadilly Station / Trading Estate).

Figure 3.2 Map of City Centre Small Area Policies



RC20 Area 13 is a predominantly industrial area which is characterised by premises ranging from relatively large older buildings around Chapel Street to modern floorspace on the Piccadilly Trading Estate. The area has potential for new development to take advantage of the ready access to the Inner Relief Route and to the rail network. The Great Ancoats Street frontage offers particular opportunities for mixed commercial uses.

New development in RC20 Area 13 should seek not only to generate new activity but also to integrate it more closely into the City Centre as a whole. Environmental works throughout the area will be relevant to increasing its attractions as a working environment and these, together with improved access arrangements, will be important in sustaining and encouraging existing activity. Environmental measures, which will be valuable in this area, need to reflect the importance of the Great Ancoats Street frontage.

Other Material Considerations

National Planning Policy Framework 2019

The Revised Framework sets out the Government's planning policies for England. The presumption in favour of sustainable development is a key principle running through the Framework for both plan making and decision taking.

Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

The three objectives include economic, social and environmental goals.

The Framework requires Local Planning Authorities to approve development proposals that accord with the Development Plan without delay. Paragraph 10 is unequivocal and states:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking this means:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The sections of the Framework that are relevant to the proposals include:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and enhancing the historic environment

Achieving sustainable development

The presumption in favour of sustainable development is a key principle running through the Framework for both plan making and decision taking. Paragraph 8 sets out that:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”.

The three objectives include economic, social and environmental goals. At paragraph 11, the Framework states that plans and decisions should apply a presumption in favour of sustainable development.

“For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or*
- (d) (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Decision Making

Paragraph 38 states that planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 sets out that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 56 outlines that planning obligations must only be sought where they: are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development.

Paragraph 57 makes it clear that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

Delivering a sufficient supply of homes

Paragraph 59 states that it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.

Paragraph 64 outlines that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area.

Paragraph 76 suggests that local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.

Building a strong, competitive economy

Paragraph 80 states that significant weight should be placed on the need to support economic growth and productivity and that decisions should help to create the conditions in which businesses can invest, expand and adapt. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Paragraph 81 indicates that planning decisions should recognise and address the specific locational requirements of different sectors, including creating provision for clusters or networks of knowledge and data-driven, creative or high technology industries.

Ensuring the vitality of town centres

Paragraph 85 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: create new markets where appropriate; and recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Promoting healthy and safe communities

Paragraph 91 states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction, for example through mixed use developments, and allow for easy pedestrian and cycle connections and active street frontages; are safe and accessible; and enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.

Paragraph 92 outlines that planning decisions should allow for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 93 sets out that planning decisions should consider the social, economic and environmental benefits of estate regeneration.

Paragraph 95 suggests that planning decisions should promote public safety and take into account wider security and defence requirements.

Paragraph 96 iterates the importance of access to a network of high quality open spaces to the health and well-being of communities.

Promoting sustainable transport

Paragraph 103 suggests that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Paragraph 104 states that planning should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

Paragraph 108 sets out that assessment of applications for development should ensure that: appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network can be cost effectively mitigated to an acceptable degree.

Paragraph 110 outlines that applications for development should: give priority first to pedestrian and cycle movements, both within the scheme and neighbouring areas; and second to facilitating access to high quality public transport; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive, which minimise the potential for conflicts between pedestrians, cyclists and vehicles; and allow for the efficient delivery of goods and access by service and emergency vehicles.

Paragraph 111 requires that all developments that will generate significant amounts of movement should be required to provide a travel plan and the application should be supported by a transport statement or transport assessment.

Making effective use of land

Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed land.

Paragraph 118 sets out that planning decisions should: encourage multiple benefits from urban land, including through mixed-use schemes and taking opportunities to achieve net environmental gain; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 121 suggests that planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should use retail and employment land for homes in areas of high housing

demand, provided this would not undermine key economic sectors or sites, or the vitality and viability of town centres.

Paragraph 122 states that planning decisions should support development that makes efficient use of land, taking into account: identified need for different types of housing and other forms of development; local market conditions and viability; availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

Paragraph 123 iterates that, where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

Achieving well-designed places

Paragraph 124 makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.

Paragraph 127 states that planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area for the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces); and create places that are safe, inclusive and accessible and which promote health and well-being.

Paragraph 131 highlights that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 sets out that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Paragraph 150 states that new development should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change and care should be taken to ensure that risks can be managed through suitable adaption measures, including through green infrastructure; and can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

Paragraph 153 suggests that, in determining planning applications, local planning authorities should expect new development to: comply with any development plan policies or local requirements for decentralised energy supply; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 163 states that, when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Conserving and enhancing the natural environment

Paragraph 170 states that planning should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity; preventing new 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; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 178 sets out that planning should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination; after remediation land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and adequate site investigation information is available to inform these assessments.

Paragraph 180 states that planning should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and limit the impact of light pollution from artificial light on local amenity.

Paragraph 181 outlines that planning should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account cumulative impacts from individual sites on local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, green infrastructure provision and enhancement.

Conserving and enhancing the historic environment

Paragraph 185 states that planning should set out a positive strategy for the conservation and enjoyment of the historic environment which takes into account the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196 outlines that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

National Planning Policy Guidance

The Government published the National Planning Policy Guidance ("NPPG") in 2014; however planning practice will, where necessary, be updated to reflect changes made in the 2018 NPPF.

Together with the NPPF, the NPPG sets out what the Government expects of local authorities. The purpose of NPPG is to add further context to the NPPF and it is intended that the two should be read together.

Key aspects covered by the NPPG include design, ensuring the viability of town centres and renewable and low carbon energy.

Greater Manchester Spatial Framework

The Greater Manchester Spatial Framework ("GMSF") will set out a spatial vision for Greater Manchester for a period of 20 years including economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transport schemes and other strategic infrastructure.

The GMSF is being progressed as a joint Greater Manchester Plan. It is one of a suite of documents which support the Greater Manchester Combined Authority's ("GMCA") growth and reform ambitions and devolution agreement. The document is expected to be adopted late in the year 2020.

The GMCA published its first draft of the GMSF in October 2016. Following a period of consultation, work is now being done to produce a second version of the plan which will take into account the concerns raised. At the time of writing, 2016 draft GMSF is the latest version.

Draft Policy GM5 (Housing) sets out that the total number of additional homes required in Manchester is 55,300 (15% houses and 85% apartments) over the 20 year plan period. The policy also states that the density of residential development should reflect the relative accessibility of the site by walking, cycling and public transport, enabling more people to live in the most accessible locations. Opportunities should be taken to increase densities close to local centres and public transport stops with high frequency services.

Strategic Regeneration Frameworks

Manchester Piccadilly

Manchester City Council adopted the Manchester Piccadilly Strategic Regeneration Framework ("MP SRF") in March 2018.

The overarching objectives of the MP SRF are: to create a 'One Station Solution', providing seamless integration between national, regional and local transport modes; to improve station connectivity to the City and station integration with surrounding development; to provide a World Class Destination that serves not only the travelling public but also the local / wider environs; to remove constraints that currently fetter the main entrance to create a new public space that properly announces arrival into the city; and to strengthen wider connectivity with neighbouring areas.

The proposed development site is located centrally relative to the MP SRF area as a whole and is adjacent to the proposed new HS2 station entrance. The MP SRF identifies the site to lie within the Piccadilly Central area, which is proposed to be a district of dense, mixed use development focused around high quality public space. Piccadilly Central will represent a significant easterly expansion of the City Centre.

Portugal Street East Strategic Regeneration Framework (PSE SRF)

Portugal Street East is a sub-area of Manchester Piccadilly SRF. The purpose of the document is to guide the future development of the Portugal Street East Masterplan Area, to realise the opportunities created by HS2 and the potential of this area as a high quality neighbourhood that can act as a catalyst to regeneration of the wider HS2 masterplan. As such, the overarching objectives of the PSE Framework reflect those of the HS2 Framework.

The Vision for the PSE SRF is:

“... to shape and realise the city’s ambitions to regenerate and transform the neighbourhood surrounding the Piccadilly train station and create a sense of place for the area. The successful delivery of the masterplan will create a new vibrant mixed-use, pedestrian community, which complements the arrival of HS2 and strengthens Manchester’s Eastern Gateway.”

The PDS is located at Plot E and forms an integral part of the PSE SRF Area. The PSE SRF sets the parameters for development in the area and establishes the design principles to which development should adhere. The PSE SRF identifies the potential for a ‘landmark’ in the north western corner of the PSE SRF adjacent to the intersection of Great Ancoats Street, Pollard Street and the Metrolink line/green boulevard/Chapelton Street. The PDS (Plot E) is located at this intersection and provides the opportunity to assist MCC in delivering the desired landmark.

The PDS is included within Phase 2 of the delivery of the PSE SRF. The second phase envisages two residential buildings with ground floor retail, café, restaurant / bars and other commercial units to maximise the active frontage to existing streets and proposed new public spaces. Timescales for the delivery of Phase two are anticipated to be between 2018 and 2021.

SPDs

Guide to development in Manchester SPD

The Guide to Development in Manchester SPD was adopted in April 2007. The document recognises the importance of design in delivering sustainable developments across the city. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development Manchester desires.

Providing for Housing Choice SPD

The Providing for Housing Choice SPD was adopted in March 2008. The document recognises the importance of providing a sufficient mix of homes which are decent, affordable and accessible homes to everybody living in Manchester. The SPD provides planning guidance about the mix of new housing provision to meet the requirements of Manchester.

The guidance deals specifically with the provision of affordable housing through the planning system in Manchester. The threshold set out at paragraphs 5.3 – 5.5 of the SPD is the national indicative minimum in PPS3 of developments of 15 or more dwellings. Based on an average assumed density of 50 dwellings per hectare, this will also apply to sites of 0.3ha and larger. The gross developable area of the site, as shown on the planning application, will be applied.

At paragraphs 5.10 and 5.11, the guidance proposes a City-wide target for 20% of new housing provision to be affordable housing. On development sites which are larger than the thresholds set out above, the Council will expect developers to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social rented, which will be addressed on a site-by-site basis. A further 15% of new housing provision is envisaged to be intermediate housing. The proportion of social rented and intermediate housing may vary between sites.

Paragraph 5.28 sets out that the types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood. Where schemes relate to wider regeneration initiatives, the Council may wish to consult with the local

community to ensure that local needs are considered. The appropriate mix of development should be part of the pre-application discussions.

Paragraphs 5.49 and 5.50 iterate the presumption that affordable housing will be provided on the application site; however, where it can be robustly justified by reference to local housing needs or the infeasibility of on-site provision, then off-site provision, or a commuted sum or payment in lieu of on-site provision, will be considered.

Paragraph 5.56 sets out examples of exceptions which may allow developers to provide a lower proportion of affordable housing, including where 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; or financially undermine the significant development proposals critical to economic growth within the City and where the financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

Additional Guidance Documents

Manchester Residential Quality Guidance

Manchester Residential Quality Guidance was published in March 2017 and sets out guidance to deliver a commensurate quality in housing design in Manchester. The document covers aspects such as space standards, parking standards, public realm, legibility, amenity and more.

At Appendix A, the Guidance states that Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards, as set out in **Figure 4** below.

Figure 3.3 Manchester's Space Standards

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m ²)
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	83		
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	
4b	5p	90	100	106	3.0
	6p	99	107	113	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Source: Manchester Residential Quality Guide

Appendix 4: Full Planning Application History including Location Plans

Victoria House, Great Ancoats Street

November 2018

Planning History

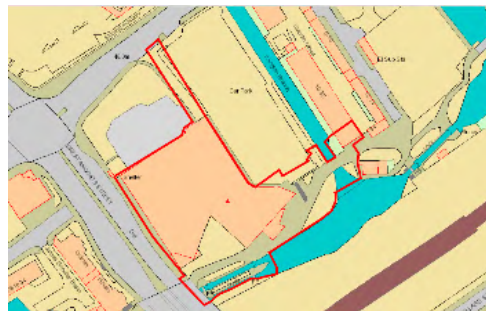
1. The table below provides a summary of the planning application history of the Plots A - F of the Portugal Street East Strategic Regeneration Framework ("PSE SRF") and a number of significant developments within the vicinity of the PSE SRF area.

Table 1: Planning History of PSE SRF Plots

Reference	Address	Details	Decision	Map	PSE Plot Ref
120090/DEM/2018	Rammon House Portugal Street East	Prior approval for demolition	No objection Monday 02 July 2018		A and B

Reference	Address	Details	Decision	Map	PSE Plot Ref
105098/FO/2014/C2	D J R Quilters Victoria House	The erection of a single storey rear extension, including elevation alterations to re clad the existing building, the formation of a new boundary treatment to facilitate the change of use of the vacant industrial unit to provide storage for locksmith equipment and vehicles with ancillary office use with staff parking, and a secure safety deposit facility for visiting members of the public with visitor car parking provision.	Approved Monday 06 October 2014		F
113363/FO/2016	Land bounded by Chapeltown Street, Fair Street, The Metrolink and Congou Street Crusader Works. 72-76 Chapeltown Street	Conversion of former Crusader works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space; and, the provision of 201 cycle parking spaces, lighting and other associated works	Approved Friday 21 October 2016		Not within PSE SRF boundary
113364/LO/2016	As per application	Listed building consent for internal and external works associated with	Approved Friday 21	As per application 113363/FO/2016	Not within PSE SRF

Reference	Address	Details	Decision	Map	PSE Plot Ref
	113363/FO/2016	the above application 113363/FO/2016	October 2016		boundary
091441/OO/2009/N9	Land at junction of Pollard Street and Great Ancoats Street	Full application for the erection of two buildings, one building a maximum of 7 storeys comprising hotel and ancillary facilities and Class A1/A2/A3/A4 and A5 (maximum of 4,884m ²) and one building a maximum of five storeys comprising Class B1(a) office accommodation and Class A1/A2/A3/A4 and A5 (maximum floorspace of 3,738m ² including mezzanine), together with means of access, car parking, landscaping and associated works following demolition of existing buildings and – Outline application for mixed-use development comprising one building (6,300m ²) for uses with Class B1(a), A1, A2, A3, A4 and A5, means of access and associated works (all matters reserved except means of access)	Approved Monday 25 January 2010		Not within PSE SRF boundary

Reference	Address	Details	Decision	Map	PSE Plot Ref
074233/FO/2004/N2	Great Ancoats Street / Old Mill Street	Erection of two buildings 9 and 21 storeys in height to include 199 residential units and two class A3 units consisting of 82m ² and 490m ² gross floorspace, and five units comprising a total of 288m ² to be used for class A2, B1, D1 uses with 151 car parking spaces, access arrangements, works to lock steps adjacent to listed lock, works to listed canal bridge and adjacent building, and associated works	Approved Friday 13 May 2005		Not within PSE SRF boundary
071938/OO/2004/C2	Aeroworks 5 Adair Street	Outline application – two storey roof top extension to existing building to create an additional 1,562sqm office floorspace	Approved Monday 20 September 2004		D

Reference	Address	Details	Decision	Map	PSE Plot Ref
065111/FO/CITY2/02	Land and buildings bounded by Adair Street, Betley Street, Heyrod Street and Norton Street	Change of use and conversion of existing aeroparts factory (recently used for contract storage) into studio offices and associated car parking	Approved Friday 12 July 2002		D
056757/FO/CITY2/99	2 Heyrod Street	Two storey extension to form store at ground floor and enlarge sales office at first floor level	Approved Wednesday 25 August 1999		E
041274	Units 1 and 2 Heyrod Street	Single storey extension to reception area	Approved Wednesday 13 May 1992		E

Reference	Address	Details	Decision	Map	PSE Plot Ref
038182	Units 1 and 2 Heyrod Street	2 storey extension to form reception area	Approved Monday 14 January 1991		E
035733	Site at Epworth Street / Norton Street	Erection of 2-storey studio and office building with associated car parking	Approved Tuesday 13 February 1990		E
034457	Site at Epworth Street and Norton Street	Change of use from warehouse to offices, with elevational alterations	Approved Monday 18 September 1989		E

Reference	Address	Details	Decision	Map	PSE Plot Ref
026003	Victoria House	Change of use from light engineering to a warehouse and distribution depot	Approved Monday 24 February 1986		F
026008	Unit 2 Heyrod Street	Conversion of the ground floor covered car parking area into offices and studio and extension of the existing surface car park	Approved Tuesday 18 February 1986		E
021962	Unit 2 Heyrod Street	2 storey extension to form an extended ground floor workshop with a new office above	Approved Friday 10 August 1984		E

Reference	Address	Details	Decision	Map	PSE Plot Ref
021681	Victoria House	Phase 1 extension to and refurbishment of existing offices and industrial area	Approved Tuesday 12 June 1984		E and F
019802	Vacant land fronting Longacre Street	Use of vacant land as car park and erection of a 2metre high fence with associated landscaping	Approved Wednesday 20 July 1983		E
F10213	Unit 2, Longacre Street	Use of light industrial unit for the manufacture of printing plates for the graphics industry	Approved Wednesday 07 March 1979		E

Reference	Address	Details	Decision	Map	PSE Plot Ref
F09410	Site between Heyrod Street and Longacre Street	Change of use of premises from Class VI (B) to Class III for the manufacturing of shopfittings, panellings, doors, etc.	Approved Friday 06 October 1978		C
F08943	Vacant land between Longacre Street and Heyrod Street	Erection of two light industrial buildings	Approved Monday 24 July 1978		E
F07553	Site between Longacre Street / Heyrod Street	Erection of 4 light industrial units on vacant site	Approved Tuesday 13 December 1977		E

Reference	Address	Details	Decision	Map	PSE Plot Ref
F07450	Fairfax Jersey Building Heyrod Street	Use of warehouse building for manufacturing with ancillary storage and offices	Thursday 27 October 1977		A and B
F00092	Site of cottages – 60/100 Longacre Street and vacant plot of land in Heyrod Street	Erection of office, showroom and warehouse premises with open yard storage for use ancillary with existing premises in Great Ancoats Street	Withdrawn Friday 29 March 1974		E

Appendix 5: Places Matter! Design Panel Review

Lyndon Forshaw
Forshaw Land and Property Group

By email

23 November 2018

Dear Lyndon,

**Re: Residential Tower for the Forshaw Group by SimpsonHaugh
Great Ancoats Street – 14 November 2018 at Deloitte Manchester**

Thank you for bringing this scheme to Places Matter Design Review and for giving a very clear presentation of your proposals, at a good stage in the design development.

The proposition is for a 23 Storey residential development comprising 1,2 and 3 bedroom apartments; residential garden; gym; dining room; cinema room; and, two commercial units at ground floor. The proposal is part of the redevelopment of the current light industrial space within the Portugal Street East SRF.

Design Review

The Panel felt that the proposal – three storey podium and tower – presented an elegant solution that gives a good proportion of the site to the sky. The relationship of the development to the major road is an appropriate and reasonable response to the site.

There is however a need to ensure that the landscape scheme is thoroughly appropriate and there is some merit in the notion that architecture should be part of the landscape in terms of materiality. The Panel raised strong questions about the “what is the route” through this area.

The building seeks to reinforce the notion that the space between buildings is the route, yet you have chosen to provide the fire escape to the ancillary block at the centre of this route, occupying almost a third of the frontage. You were asked to consider the option of an arcade approach, akin to the Burlington Arcade in London, as a way of the building defining the route.

In discussion, it was agreed that the landscape as presented doesn't suggest an entrance to the building and that the planters shown would block the route. You will seek to address these points by releasing the opportunity for more open frontage and considering the way through the building. At present the conversation seems focussed on the public square rather than the route and needs to be addressed by all parties within the SRF.

The recurring theme of the proposals within Portugal Street East is that there appears very little consideration by the City of how to connect people across the ring road and through this site to Piccadilly, as well as from this site back across to the Metrolink station. A super crossing needs to be considered by the Highways Authority. You need to be part of making this connection and then design your building to maximise its usage. Having now reviewed two buildings in this area it was the Panel's clear view that the landscape scheme should be brought to Design Review before further proposals emerge.

The 'notch' to the building corner fronting the square was considered to be a "sweet move" if it truly works for you and the internal layout. However, this does seem a little at odds with the otherwise excellent and mathematically ordered envelope. In interrogating the internal layout the effect of the 'notch' is to reduce circulation space in a number of the apartments and create lighter lounge areas in some 2-bed units than you have in some 1-bed units.

The impact of the big gesture also affects the ground floor layout; with the bin stores in what should perhaps be a more active space. You were asked to reconsider this, or perhaps starting the 'notch' at third floor level to allow for a more regular and organised ground floor arrangement, or by flipping the arrangements.

The very generous cycle stores were supported in principle, but you must ensure that as these are on a very prominent corner that they do not create a sense of dead frontage and you might consider glazing them or otherwise making them a more interesting feature in some way.

The Panel applauded the decision not to go for a slab building on this site and noted that if at appraisal the building needs to be taller, then there was no issue in that being explored. As the building will be visible from the trains approaching Piccadilly you should explore the long view both at its present height and to test any additional storeys.

In response to questions you noted that the building would have sprinklers and that the wind testing was underway. The columns to Great Ancoats Street were considered to be visually thin and you agreed to review the aesthetic of these in terms of size, shape and cladding. The Panel was clearly of the view that these need to be tactile and oversized and that you should make these an expression of the base storey or bring the tower to the ground.

The top storey was felt to be difficult to read. It somehow needs to feel that it is thinning and you must ensure that it is as elegant as you want it to be when viewed from distance. The visualisation is very good but this is not a detached point block and you were asked to add the massing shadows of the buildings and proposals surrounding the site.

The roof garden was supported but you need to consider this in far more details and share your ideas with the Landscape Architect for the public realm. The method for tree planting is a key issue, as soil depth will affect the ability of the trees to flourish if they are in raised planters and their positioning and species needs to relate to the uses proposed for the garden.

In summary, the Panel was very happy with this as an initial response to the site and commended your three-storey element and the way this allowed the building to “open up the sky”. The mathematics of the building was praised, but you might consider the effect of the ‘notch’ and how this impacts on internal layout. The Panel also felt that this building could go taller if desired.

The conversation with the public realm Landscape Architect is needed as part of the future proofing strategy for the whole area and managing pedestrian flows and the correct routes through the site.

The Panel thanked you for your active participation in the review process. We have the option to offer Desk Review for returning schemes, once you have considered the outcome of this review and your subsequent discussions with the Planning Authority have been completed.

Yours sincerely



Richard Tracey
Design Review Manager

Cc: Phil Haigh - Forshaw Group
Hugh Taylor - Forshaw Group
Kate Newman - SimpsonHaugh
Suzanne Bowman - SimpsonHaugh
Ian Simpson - SimpsonHaugh
Elinor George - Turley
Stephen Bell - Turley
Dave Roscoe - Manchester City Council

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676