

OVG Manchester:

Appendix 2.4 – Committed Developments

A number of Sites within a 1km radius of the Site benefit from extant Planning Permission, or are currently under consideration by the Local Planning Authority. These are set out in Table A and by reference to Figure 1.

Table A: Project Bradford Committed Developments – 30 January 2020

No.	Name	LPA Planning Ref.	Distance	Description of Development	Status
1	Co-working	122546/FO/2019	1km	Application for temporary siting and use of site for 50 recycled shipping containers to provide co-working space (sui generis) for a temporary period of up to 5 years, with associated car parking, portable toilets and servicing from Pollard Street East	Temporarily approved 24 Apr 2019
2	Co-working	124267/FO/2019	980m	Application for temporary siting and use of site for 64 additional recycled shipping containers (114 no. in total) to provide co-working space (sui generis) for a temporary period of up to 5 years, with associated car parking, portable toilets and servicing from Pollard Street East	Awaiting approval
3	Residential	112641/OO/2016	795m	Outline application relating to matters of access in relation to a residential development comprising of 14 x two storey dwellinghouses (Class C3) with all other matters reserved	Approved 09 Nov 2016 Will expire in Nov '19
4	Residential	122897/FO/2019	720m	Proposed redevelopment of vacant land to create 66 no. 2, 3 and 4 bedroom dwellings incorporating new access roads off Bank Street and Tartan Street, pavements and associated landscaping and boundary treatments	Approved 28 Jun 2019
5	Etihad Stadium Extension	104315/FO/2013/N2	440m	Alterations to the Etihad Stadium, including increasing the overall height of the South and North stands and associated elevational alterations, to allow an increase each stand capacity by up to 6,250 seats respectively and up to 2,000 additional pitch side seats creating a total match day capacity of up to 62,170 seats (from 47,670), expansions of concourse facilities, alteration to public realm including changes to car parking layout, landscaping and boundary treatments and associated infrastructure works.	Partially implemented (South Stand complete and operational). North Stand planning permission remains extant by virtue of the planning permission being implemented.
6	Residential	123735/FO/2019	995m	Erection of 13 residential properties with a mix of two and three storey semi-detached / terraced properties with associated road access, parking, landscaping and boundary treatment.	Approved 8 Nov 2019
7	Residential-led mixed use	125596/FO/2019	730m	Planning Application for housing-led mixed use redevelopment comprising: a maximum of 410 new dwellings (Class C3); and comprising Class A1 (retail), Class A3 (restaurant/cafe) Class B1 (business/office use) (maximum floorspace 744 sq.m GIA in total);	Validated 29 Nov 2019

No.	Name	LPA Planning Ref.	Distance	Description of Development	Status
				recreation open space and landscaping; and associated access off Hulme Hall Lane, Varley Street and Iron Street, infrastructure provision and car parking Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal Manchester M40 8HH. The development proposals include the provision of 332 car parking spaces (including 4 club car spaces and 4 dedicate to retail.	
8	Residential	125383/FO/2019	890m	Erection of 22 two storey dwellinghouses with associated car parking, hard and soft landscaping and boundary treatments	Validated 13 Nov 2019
9	Gas-powered standby generator	125849/FO/2020	900m	Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access from Clifton Street, together with the installation of 2.4, high weld mesh fence	Validated 03 Jan 2020

In addition, the Site is located within the Eastlands Regeneration Framework (ERF) area. For clarification, the ERF sets out environmental, social, design and economic objectives which are relevant to the attainment of the regeneration of the East Manchester area which is supported by existing planning policy. It is not a planning policy document and it is not a site allocations document. As such this document has the status of a "Local Development Document" but not a "Development Plan Document" and should not be considered or viewed as planning policy, and does not set out a series of tests to be passed.

The role of the ERF is to seek to guide the content of planning applications so that they have in mind the objectives for East Manchester. Throughout the various iterations of the ERF, the promotion of East Manchester as a national and international destination and the development of a place with a globally competitive sports, leisure and recreation offer has remained consistent and has attracted significant and important investment over the years.

The 2019 Draft ERF was presented to the Council's Executive Committee in March 2019 for consultation. Following consultation, in July 2019 the Executive Committee resolved to delegate authority to the Strategic Director – Growth & Development, in consultation with the Leader of the Council and the Executive Member for Housing & Regeneration, to approve once certain matters have been addressed, including the requirement for the Draft ERF to reference the recently announced Carbon Reduction targets. At the time of writing, the revised version to address these issues has not been published

The draft ERF supports the on-going regeneration of the Eastlands area, which could encompass objectives as follows (and as identified on Figure 2):

- Etihad Campus – Sports and Innovation Zone: new higher education and support facilities, student accommodation and commercial workspace.
- Etihad Campus – Commercial Zone: commercial workspace, indoor arena, leisure and hotel development.
- Holt Town Central: mixed-use neighbourhood with residential, employment and community uses.
- Holt Town East: residential-led mixed-use development.
- Lower Medlock Valley: higher density residential use.

- Beswick: residential development (enhancement of existing and new); potential sports hub.
- Croft Street Triangle and Eccleshall Street: residential neighbourhood and local retail.
- Manchester Abattoir / Riverpark Road Trading Estate: residential neighbourhood.
- Pollard Street: employment or employment-led, mixed use development.
- Central Retail Park: flexible office space, retail and leisure facilities.

Whilst the objectives identified in the draft ERF do not have the benefit of Planning Permission, the EIA should include a brief qualitative consideration of the potential cumulation of effects of the Proposed Development and these development opportunities.

Figure 1: OVG Manchester Committed Developments Map – 30 January 2020

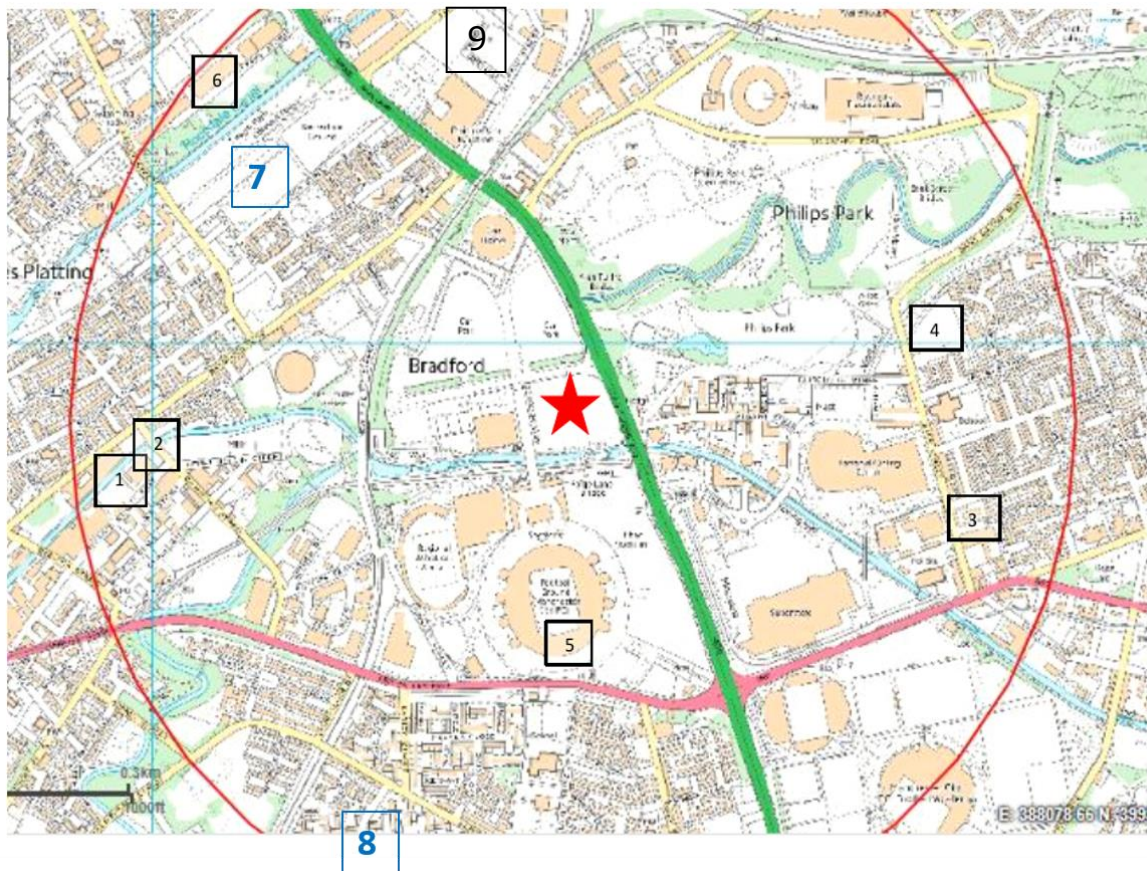


Figure 2: Eastlands: New Opportunities - Key Sub-Areas (ERF, July 2019)

