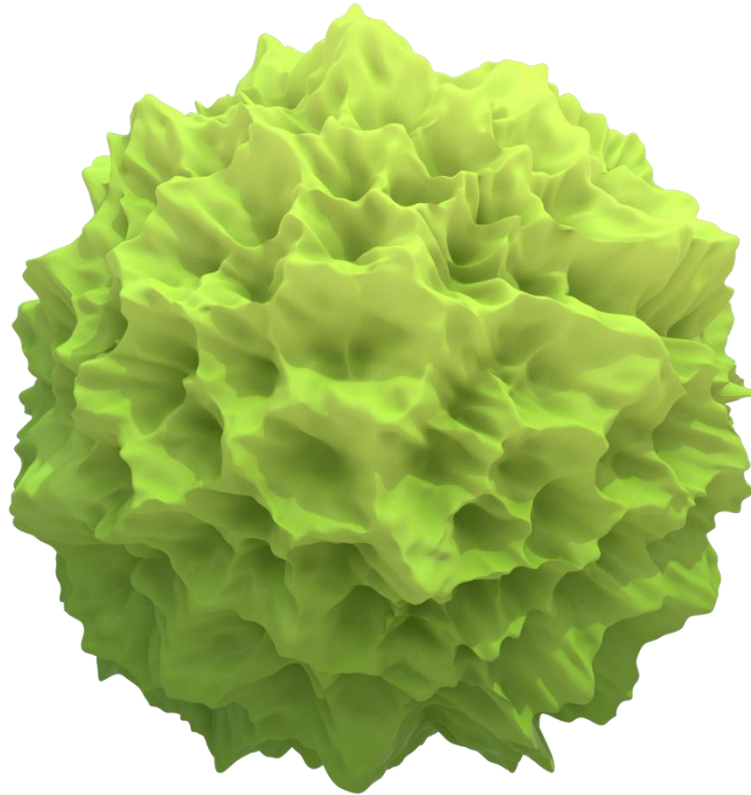




Green and Blue Infrastructure Statement

Plot C, Sister

May 2025

Vision	Response
<p>By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.</p>	<p>The Proposed Development is located within the ID Manchester Strategic Regeneration Framework ('IDM SRF') area, now known as Sister, which seeks to incorporate a nature-led approach to the landscaping and public realm being delivered. The Proposed Development has been designed to provide a significant amount of green infrastructure elements, in line with the Manchester's and Blue Infrastructure Strategy (2022). This includes improving north-south and east-west connections across the Site, ensuring the enhanced and new areas of public realm are accessible and connected into the wider existing green and blue infrastructure network.</p> <p>The proposed public realm will be delivered across five different welcoming and connected character areas, which have been designed to provide high-quality open spaces each with a distinct identity, which is attractive to the local community, including local residents and workers, to promote active and healthy lifestyles.</p> <p>28 trees will be removed as part of the Proposed Development. These are located along London Road, Mill Lane and the Bowling Green. Of these 21 are Category B and 7 are Category C trees. A total of 270 new trees will be introduced, a net-gain of 242 trees and representing just under a 10:1 replacement ratio. Overall, there will be 296 trees within Plot C once complete. These will be supplemented by new planting and green infrastructure throughout the public realm and external areas of buildings.</p> <p>The Proposed Development seeks to do this through a variety of public realm and landscaping enhancements across the five new character areas, including:</p> <ul style="list-style-type: none"> • <u>Altrincham Street</u>: widening the street to prioritising connectivity for active travel, making it a safe and attractive route for walking and cycling. It is proposed that Altrincham Street will include mature tree planting to create a green link of connected habitats. These planted areas form a series

Vision	Response
	<p>of seating and spill-out spaces activating both the Viaduct arches and northern edge of Plot C promoting dwelling and socialising outside. The width of Altrincham Street is increased through the construction of a service tunnel below, improving pedestrian flow while maintaining essential services to the Site without disturbing street level experience. It is envisaged that upcycled street furniture and locally sourced, sustainable materials will be utilised through the detailed design of the place, wherever feasible, to deliver on the SRF vision for a sustainable and regenerative public realm.</p> <ul style="list-style-type: none"> <p><u>Sister Square</u>: Sister Square has been designed to preserve existing high-quality and valuable trees where possible whilst delivering new accessible routes and a genuine new civic space for the city. The design of the square will enhance nature connections and creating an open and flexible space for events. It includes a green link to allow wildlife to move freely, helping to strengthen and enhance biodiversity. The civic square integrates planted areas with paved gathering spaces, creating a welcoming and biodiverse environment, as well as the introduction of a new water feature. Sister Square's planting strategy prioritises open views under trees, with low planting along the ramp for safety and varied shrubs elsewhere. The mix balances sun and shade with drought-tolerant species. The civic square also features an event space for larger events and gatherings, as well as the 'sunny steps' (sub-character area) as a natural spill-out zone for larger events, and surrounding workspaces, cafes, and cultural offerings, combining built and natural environments.</p> <p><u>Hollaway Place</u>: Hollaway Place will be a gateway into Sister, acting as a key legible and welcoming entrance which includes the integration of historical elements of the Hollaway Wall. Hollaway Wall will include existing and new trees as well as herbaceous planting, providing a green, attractive space, where with clear views of both C1 Building and C2 Building, whilst ensure building entrances are legible.</p> <p><u>Hollaway Forest</u>: Hollaway Forest is designed to provide a nature buffer from London Road, while enhancing the area by providing additional native plantings to create a rich, layered habitat for local flora and fauna. Whilst some mature trees are removed in this area, 16 are retained whilst introducing a variety of native trees and plants to create a diverse ecological environment. A path designed for both pedestrians and cyclists will weave through this area, allowing people to explore</p>

Vision	Response
	<p>the space and connect with nature, and a new art walk celebrating the art of the former campus and new installations.</p> <ul style="list-style-type: none"> • <u>Mill Lane</u>: Mill Lane provides an east-west route into the Site from London Road serving as a key pedestrian link through to Sister Square. The design encourages lingering and interaction with the incorporation of rain gardens and planting enhancing aesthetic appeal, whilst contributing to biodiversity and managing surface water run-off. It features activated edges and spill out spaces onto the street providing vibrancy. Mill Lane also provides vehicular access into the Site, which is limited to servicing, drops off and accessible car parking spaces to ensure pedestrians and cyclists are prioritised. <p>A full landscaping strategy, prepared by SLA and included within the Design and Access Statement prepared by Allies and Morrison has been submitted in support of this application.</p>
Objectives established to enable the vision to be achieved:	Response
<p>1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.</p>	<p>A number of measures incorporated into the Proposed Development will enhance the quality and function of existing green and blue infrastructure to maximise benefits, including:</p> <ul style="list-style-type: none"> • Integration of soft landscaping and trees within the public realm and identified opportunities for planting on the terraces of C1 Building and C2 Building to create a comfortable environment for dwelling (including by providing shade and shelter). • Delivering a significant betterment on the regulatory 10% Biodiversity Net Gain target (16.80% net gain for habitat areas and 233.45% net gain for hedgerows). • Whilst there is inevitable loss of existing trees within the Site to deliver the new office buildings and create more accessible and useable spaces through the area, high value mature trees have been retained wherever feasible. 28 trees will be removed as part of the Proposed Development. These are located along London Road, Mill Lane and the Bowling Green. Of these

Vision	Response
	<p>21 are Category B and 7 are Category C trees. 26 out of existing 54 trees on-site are retained, including high value trees in the heart of the masterplan.</p> <ul style="list-style-type: none"> • Planting 270 new trees, exceeding the tree replacement ratio (within the SRF¹) of at least 3:1 (with a 10:1 ratio) to ensure a nature-led place is achieved. • New planting being c. 70% native species to promote biodiversity and habitat, in-line with the Living Landscape Place-Based Principle in the SRF. • The planting of new trees and planting will introduce new habitats, supporting a wider range of species and increasing local biodiversity. The increased tree canopy will contribute to mitigating some of the urban heat island effect in the area, providing cooling and contributing to a more comfortable microclimate within the Proposed Development. • Delivering a variety of spaces within the public realm, including features that encourage interaction and play, to promote enjoyment of nature, heritage and water. • Improving access and links to nature through significant enhancements to the existing, underutilised public realm, including the creation of an ecological link within Sister Square and the formation of 'Hollaway Forest' adjacent to London Road. • Prioritising pedestrian and cyclist connectivity throughout the Proposed Development, creating a network of safe, attractive and accessible green routes.
<p>2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth</p>	<p>The Proposed Development includes enhancements to the landscaping and public realm, which will support the successful delivery of the wider Sister area, a new innovation district in Manchester.</p> <p>Each space is thoughtfully designed with a unique character and a diverse range of amenities, making them attractive destinations for local residents, workers, and visitors. There is a focus on creating inviting places which enhance the overall appeal of Sister, attracting investment and supporting economic growth.</p> <p>Key landscaping features:</p>

¹ ID Manchester Strategic Regeneration Framework (2023)

Vision	Response
	<ul style="list-style-type: none"> • Sister Square proposed with a diversity of uses and types of spaces, transitioning from paved areas that accommodate large gatherings to lush, planted areas. • A strong connection between buildings and the public realm on Mill Lane, which creates an inviting ambience and encourages interaction and collaboration. • Surrounding Sister Square will be active ground floor uses, such as work-spaces, cafes and other offerings for the local community, attracting a flow of people and promoting a variety of activities. • Rain gardens are proposed in Mill Lane to manage surface water runoff while enhancing biodiversity. • A water feature is proposed in Sister Square which creates an attractive focal point in the Site and opportunity for children to play in the centre of the area. • Hollaway Forest offers opportunities for recreation and play, appreciating art through the art walk and increasing interaction with nature. • Planting of native plants will support the local ecosystem, conserving water and reducing future maintenance costs supporting the creation of a high quality, sustainable landscape.
<p>3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.</p>	<p>The Proposed Development establishes a network of interconnected series of attractive spaces and routes to improve connectivity and promote accessibility, including:</p> <ul style="list-style-type: none"> • Hollaway Forest acts as a key north-south green corridor along London Road. Its shared use path caters to both cyclists and pedestrians. • The creation of Hollaway Place acts as an entry-point into Sister from the east (including from Manchester Piccadilly), improving legibility into Sister and the wider Oxford Road Corridor. • Enhancements (including the widening) to Altrincham Street will provide a vital east-west pedestrian linking Hollaway Place to Sister Square at the heart of the development Proposed Development, prioritising pedestrian flow. This interconnected network allows for easier movement between green spaces and promotes a more pedestrian-friendly environment. Altrincham Street also provides improved east-west connections for both pedestrian and cyclists by providing an enhanced and welcoming route between key neighbourhoods, including Mayfield to the east, Circle Square, First Street and New Jackson to the west, and beyond.

Vision	Response
	<ul style="list-style-type: none"> • The Proposed Development prioritises accessibility for all especially through addressing significant elevation changes across the Site. Sister Square features a fully accessible route from Altrincham Street, enabled by the removal of the Butterfly Stairs.
<p>4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment</p>	<ul style="list-style-type: none"> • By enhancing the green and blue infrastructure on the Site and improving the quality of pedestrian and cycling routes, the Proposed Development creates attractive, accessible, and activated public spaces for residents and visitors. These improvements extend their impact beyond the immediate Site, connecting to Vimto Gardens via Altrincham Street. • The provision of safe and convenient pedestrian and cycling routes, encourages a shift away from private vehicles, further promoting the health and environmental benefits of green infrastructure. • The creation of attractive spill-out spaces and seating areas encourages social interaction and spending, supporting local businesses and boosting the local economy. Furthermore, the focus on passive surveillance and well-lit spaces contributes to a safer and more comfortable environment. • The Proposed Development's commitment to high-quality design, including improved open spaces creates an attractive and environmentally responsible development, which is likely to attract businesses seeking a healthy, talented workforce and a desirable location, demonstrating the economic advantages of investing in a high-quality public realm. This integrated approach not only enhances the local environment but also fosters a greater appreciation for the positive impact of green and blue infrastructure on the community's well-being and economic prosperity.

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