

Economic Impact Statement

Chorlton Precinct, Manchester

CBRE Limited | National Planning & Development report for:
PJ Livesey (6) Ltd

April 2025

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Executive Summary

This Economic Impact Statement has been prepared for PJ Livesey Homes (6) Ltd (joint applicant with Southway Housing Trust) in assessment of the proposed redevelopment of the former Chorlton Precinct, Manchester ('the Site') for the following (constituting 'the Proposed Development'):

"Application for Full Planning Permission for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e); infrastructure works including electric substation and associated utilities works, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping".

In summary, the application seeks Full Planning Permission for the development of up to 262 residential dwellings with ground floor commercial uses and associated infrastructure and landscaping.

CBRE's analysis estimates that the construction stage of the Proposed Development will generate the following temporary economic impacts over the anticipated 3.5-year delivery period (from Q1 2026 to Q3 2029):

- c. £77 million of direct expenditure in the construction industry.
- 1,532 person-years of employment directly supported through construction investment, equating to an average of 438 temporary gross jobs per annum during the estimated construction period of approximately 3.5 years.
- An average of 469 net additional employment opportunities annually generated in the North West during construction (sum of direct, indirect, and induced employment impacts), of which 128 employment opportunities are expected to be created within Manchester.
- Total net additional productivity generation of £117.95 million in GVA in the wider North West economy, of which £87.78 million will be generated locally in Manchester.

Upon completion, the Proposed Development will generate long-term economic impacts over its operational lifetime. These include:

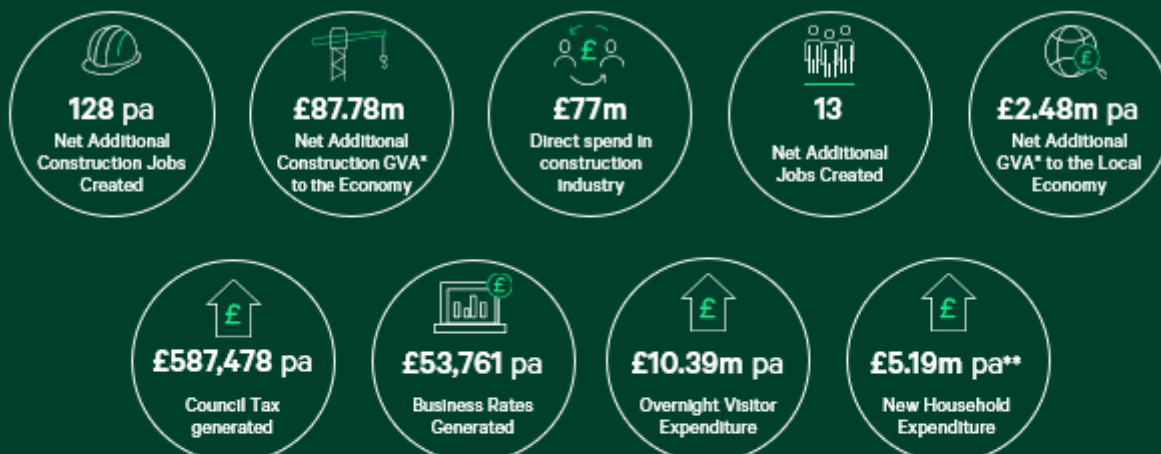
- 47 net additional FTE employment roles created for workers across the North West, inclusive of 13 jobs created locally in Manchester.
- An additional £3.35 million in GVA generated annually across the North West economy (in today's prices). This is inclusive of £2.48 million generated locally in the Manchester economy.
- Accommodating an estimated 645 residents in 262 new homes (840 residents in the maximum occupancy scenario). Of this total, approximately 419 new residents will be working age, economically active and employed (546 residents in the maximum occupancy scenario) – growing the local labour force.
- Generating net additional local household expenditure of circa £5.19m per annum (£6.77m per annum in the maximum occupancy scenario), which will support the vitality and viability of the district centre and wider Manchester economy.
- Net additional business rates revenue uplift of circa £53,761 per annum, which under the present Business Rate Retention Scheme ('BRRS') allows for 99% of collected rates to be retained by the Council, which represents a financial incentive within the system to generate economic growth and job creation.

- Net additional Council Tax annual revenue of circa £587,478 paid to the Council, which will support delivery of public services and maintaining community infrastructure¹. Council Tax revenue is forecast to represent 28% of total revenue funding in 2025/26 and is an increasingly important source of funding to the Council.
- Provision of a range of positive wider social value impacts, including employment and skills opportunities, and high-quality new homes, inclusive of 53 no. (20%) affordable homes of which 49no. are proposed as social rented dwellings.

This data is shown visually in summary, overleaf.

¹ It is estimated that approximately 5.91% of Council Tax receipts will be redirected towards Mayoral General Precept (including Fire Services)

Manchester



* Gross Value Added (GVA)

** Census-Based Expenditure

North-West



1 Introduction

- 1.1 This Economic Impact Statement has been prepared for PJ Livesey Homes (6) Ltd (joint applicant with Southway Housing Trust) in assessment of the proposed redevelopment of the former Chorlton Precinct, Manchester ('the Site') for the following (constituting 'the Proposed Development'):
- 1.2 *"Application for Full Planning Permission for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e); infrastructure works including electric substation and associated utilities works, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping".*
- 1.3 In summary, the application seeks Full Planning Permission for the development of up to 262 residential dwellings with ground floor commercial uses and associated infrastructure and landscaping.
- 1.4 The Proposed Development is anticipated to be brought forward over the period Q1 2026 to Q3 2029.

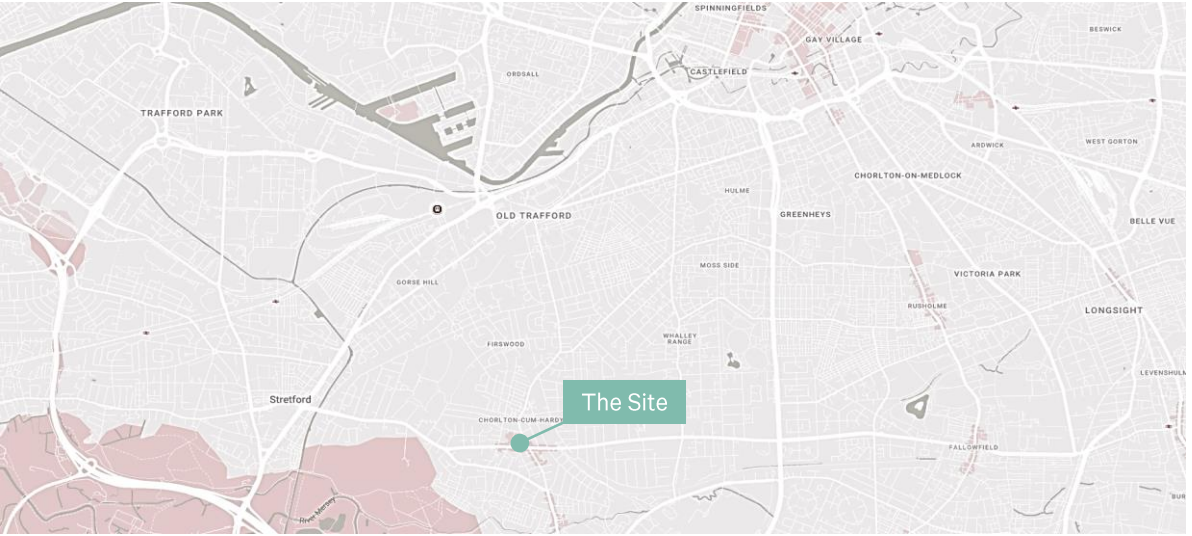
The Site

- 1.5 The Site extends to 1.27 hectares (3.14 acres) and is bounded by Nicolas Road to the north, Barlow Moor Road to the east, Wilbraham Road to the south and Manchester Road to the west.
- 1.6 The Site currently comprises the vacant Chorlton Square shopping centre building together with Graeme House and associated areas of car parking, landscaping and hardstanding. The shopping centre was built in 1973 and Graeme House was built in 1971. The buildings have a dated appearance and have reached the end of their economic life. The site is currently hoarded off in advance of demolition works commencing in accordance with the Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) which was approved by Manchester City Council, as the Local Planning Authority, in January 2025.
- 1.7 The existing Chorlton Precinct totals circa 85,000ft² and comprises 22 no. ground floor retail units. Graeme House comprises a vacant office building totaling circa 50,000ft² on the upper seven floors with associated car parking.

Location & Access

- 1.8 The Site's location is depicted on the map overleaf.

FIGURE 1.1: SITE LOCATION MAP



- 1.9
- The Site is located in Chorlton District Centre. The surrounding area reflects Chorlton’s development over a long period of time, with a mix of uses and architectural styles. The immediate area has a high proportion of retail and leisure uses, while beyond this is a range of residential accommodation including houses and flats.
- 1.10
- Vehicular access to the Site is via Nicolas Road to the north and the A6010 Wilbraham Road to the south. Pedestrians are also able to access the Site via Barlow Moor Road to the east.
- 1.11
- The A6010 Wilbraham Road provides a direct access to the A56 and M60 motorway, offering links to the Greater Manchester region.
- 1.12
- Chorlton Metrolink station is located approximately 300m east of the Site and provides regular services to Manchester City Centre, Manchester Airport, and East Didsbury.
- 1.13
- The nearest bus stop to the Site is Manchester Road (Stop A) and Warwick Road (Stop C), with further bus stops located along Wilbraham Road and Barlow Moor Road. All are easily accessible for pedestrians.
- 1.14
- Distances and drive times to key transport locations are summarized in the following table.

TABLE 1.1: DRIVE TIMES TO KEY TRANSPORT LOCATIONS

KEY TRANSPORT LOCATIONS	DRIVING DISTANCE		APPROXIMATE DRIVE TIME	
Airports				
Manchester Airport	6.4	miles	15	minutes
Train Stations				
Trafford Park	2.2	miles	8	minutes
Manchester Oxford Road	3.3	miles	14	minutes
Motorway				
M60	2.0	miles	6	minutes
M56	3.4	miles	9	minutes

Proposed Development

- 1.15
- The planning application seeks Full Planning Permission for the demolition of the existing buildings and structures at the Site and the erection of up to 262 residential dwellings with ground floor commercial uses across six blocks (A-F) and associated access, car parking and landscaping.
- 1.16
- Summary metrics are presented in Table 1.2 below.

TABLE 1.2: PROPOSED DEVELOPMENT | QUANTUM OF USES

Intended Use	Description	Total Units	Total GIA (m²)	Total GIA (ft²)
Residential (Class C3)	262 no. market sale apartments comprising the following unit mix: <div><div>-</div>72 no. 1-beds<div>-</div>168 no. 2-beds<div>-</div>22 no. 3-beds</div>	262	35,216	379,062
Commercial (Class E)	11 no. commercial units located on the ground floors of blocks A, B, E & F	11	975	10,504
Total:			36,191	389,566

- 1.17
- CBRE understands that the Proposed Development is expected to be brought forward over the period Q1 2026 to Q3 2029.

The Statement

- 1.18
- This Statement outlines the estimated economic impacts of the proposed mixed-use development of the Site.
- 1.19
- The balance of the Statement is structured as follows:

-

Section 2 outlines the planning and economic policy position.

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Section 3 provides the socio-economic baseline.

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Section 4 outlines the estimated socio-economic impacts.

-

Section 5 identifies the conclusions.

2 Planning & Economic Policy & Strategy

- 2.1 This section provides an overview of the planning and economic policy and strategy of relevance to the Proposed Development of the Site.

National Policy & Strategy

National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework² ('NPPF') was last updated in late 2024 by the Ministry of Housing, Communities and Local Government ('MHCLG'). This, along with the accompanying Planning Practice Guidance³ (PPG), sets out the Government's planning policies for England.
- 2.3 The NPPF and PPG maintain a policy commitment to achieving sustainable development, including *"the provision of homes, commercial development, and supporting infrastructure in a sustainable manner"*.
- 2.4 Paragraph 8 of the NPPF confirms three overarching objectives of the planning system:
- "an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*⁴
- 2.5 There is a *"presumption in favour of sustainable development"*⁵ at the heart of the NPPF, requiring local authorities in the development of their Local Plans to *"seek to meet the development needs of their area"*.⁶
- 2.6 Chapter 3 of the NPPF states the importance of having a plan-led system. Plans should be succinct and up to date and should provide a positive vision for the future with strategic policies looking ahead over a minimum 15-year period.
- 2.7 Chapter 5 of the NPPF supports delivery of a sufficient supply of homes, stating that *"it is important a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with*

² MHCLG (2025) National Planning Policy Framework

³ MHCLG (2021) Planning Practice Guidance

⁴ MHCLG (2025) National Planning Policy Framework, para 8

⁵ Ibid, para 10

⁶ Ibid, para 11

specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

- 2.8 Chapter 6 focuses on building a strong and competitive economy ensuring that policies and decisions create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 2.9 Specifically, paragraphs 85-86 highlight that the Government is committed to supporting economic growth and productivity, allowing for businesses and specific areas to capitalise on their performance and potential, and requires planning policies to proactively encourage inward investment, sustainable economic growth and regeneration. Paragraph 86(e) identifies that planning policies should be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices and a rapid response to changes in economic circumstances.
- 2.10 Chapter 7 seeks to ensure the vitality of town centres and confirms that the Government recognises the role that town centres play at the heart of local communities, and advocates that planning policies and decisions should take a positive approach to their growth, management and adaptation. This includes allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters. Paragraph 90(f) highlights that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on policies and decisions should support delivery on appropriate sites.
- 2.11 Chapter 11 is concerned with making the most effective use of land – particularly optimising delivery on brownfield land. Planning policies and Councils should encourage multiple benefits from promoting land as stated in paragraph 124. Local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.
- 2.12 A positive approach should also be taken by local authorities 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.

Levelling Up White Paper

- 2.13 The Levelling Up White Paper (February 2022) (‘LUWP’) outlines a moral, social and economic programme for the whole of government setting out how opportunity would be spread more equally across the UK. It comprises a bold programme of systems change and specific policy interventions that will deliver change now.
- 2.14 Levelling up requires us to:
- Boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging.
 - Spread opportunities and improve public services, especially in those places where they are weakest.
 - Restore a sense of community, local pride and belonging, especially in those places where they have been lost.
 - Empower local leaders and communities, especially in those places lacking local agency.
- 2.15 Levelling up is about the success of the whole country: realising the potential of every place and every person across the UK, building on their unique strengths, spreading opportunities for individuals and

businesses, and celebrating every single city, town and village’s culture. This will make the economy stronger, more equal and more resilient, and lengthen and improve people’s lives. The economic prize from levelling up is potentially enormous. If underperforming places were levelled up towards the UK average, unlocking their potential, this could boost aggregate UK GDP by tens of billions of pounds each year. Levelling up skills, health, education and wellbeing would deliver similarly sized benefits. Accumulated over time, those gains could easily surpass annual UK GDP.

2.16 The UK Government sets clear and ambitious medium-term missions in the White Paper to provide consistency and clarity over levelling up policy objectives. These will serve as an anchor for policy across government, as well as catalysing innovation and action by the private and civil society sectors. These missions are ambitions that the UK Government has for all parts of the UK. Delivering on them, while being fully respectful of the devolution settlements, will require close and collaborative work with the devolved administrations. The missions, outlined in the table below, are rolling decade-long endeavours and will be reviewed periodically by the UK Government.

Focus Area	Mission
Boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging	
Digital Connectivity	By 2030, pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, and the gap between the top performing and other areas closing.
	By 2030, domestic public investment in R&D outside the Greater North West will increase by at least 40%, and over the Spending Review period by at least one third. This additional government funding will seek to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
	By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.
	By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.
Spread opportunities and improve public services, especially in those places where they are weakest	
Education	By 2030, the number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
Skills	By 2030, the number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
Health	By 2030, the gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.

Focus Area	Mission
Well-being	By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
Restore a sense of community, local pride and belonging, especially in those places where they have been lost	
Pride in Place	By 2030, pride in place, such as people’s satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between top performing and other areas closing.
Housing	By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government’s ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
Crime	By 2030, homicide, serious violence and neighbourhood crime will have fallen, focused on the worst affected areas.
Empower local leaders and communities, especially in those places lacking local agency	
Local Leadership	By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.

- 2.17The LUWP outlines the aspiration to upgrade the quality of housing across the country, stating that ‘By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government’s ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas’⁷.
- 2.18The LUWP also confirms the importance of community, local pride and belonging. This involves ensuring a mix of social and physical capital, giving areas “*unique character and vibrancy*”. In addition, it notes that “*access to leisure and cultural amenities and safe neighbourhoods can also attract businesses to high street...leading to private sector investment in communities*”.⁸

Levelling Up and Regeneration Act

- 2.19The Levelling-up and Regeneration Act 2023 is an Act of the Parliament of the United Kingdom, and came into law in October 2023. It makes provision for the setting of levelling-up missions and reporting on progress in delivering them.

⁷ HM Government (2022) *Levelling Up the United Kingdom*, page xviii
⁸ Ibid. page 206.

Local Policy and Strategy Context

Manchester Core Strategy (July 2012)

- 2.20 Despite being dated, the Manchester Core Strategy remains a key Development Plan document setting-out the long-term (15 year) strategic policies for Manchester's future development and forming the framework against which planning applications are assessed.
- 2.21 The Core Strategy's vision has ambitions for the following:
- a successful sustainable and accessible City in the front rank of cities in Europe and the world;
 - meeting the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green infrastructure;
 - 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;
- 2.22 Policy C2 (District Centres) sets out the development principles for District Centres, including Chorlton District Centre. Development should support thriving Centres, with distinct local character providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing should also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the Centre.
- 2.23 The Site is located within 'South Manchester' (as defined in Core Strategy policies EC9 and H6) and within Chorlton District Centre (Core Strategy policy C6). The latter characterises Chorlton District Centre as follows:
- *"Chorlton is the largest shopping centre in Manchester outside of the City Centre. Already accessible by public transport. the centre is further enhanced by the recent Metrolink extension. It performs well, particularly in terms of retail and commercial services, though the centre has more limited civic and community provision. Chorlton is recognized for its significant independent retailing sector, which makes a significant contribution to its character."*
 - *"The Retail Study indicates that Chorlton District Centre retains a relatively high proportion of expenditure by local residents in both the large foodstore and small local shops, although it is notable that there is leakage to larger foodstores. There is an opportunity for redevelopment in Chorlton which can improve performance, providing it builds on the centre's existing strengths. Further development is expected to be accommodated through the redevelopment of the precinct, and this may be alongside an increase in capacity at existing facilities. A comprehensive scheme in the centre should provide opportunities for the continued growth of the independent sector and improved facilities (including health and education)."*
- 2.24 Policy EC9 states that South Manchester is not expected to make a significant contribution to employment provision within the City. District Centres (e.g. Chorlton, Didsbury, Fallowfield) are considered suitable for mixed use development providing for local needs and services.

2.25 Policy H6 sets out that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy, equating to the delivery of 3,240 units. The target of the total provision for residential units in South Manchester between March 2021 and March 2027 is 510 units, with an average annual provision of 90 units.

2.26 The policy states that high density development in South Manchester will generally only be appropriate within the District Centres, including Chorlton, as part of mixed-use schemes.

Housing Provision

2.27 Strategic Objective SO3 (Housing) targets a significant increase in high quality housing provision in sustainable locations throughout the City, to address demographic needs and support economic growth. Emphasis is on provision of a range of quality housing and creation of sustainable neighbourhoods with high quality environments, good local facilities and access to employment opportunities.

2.28 Policy H1 (Overall Housing Provision) targets provision of approximately 60,000 new dwellings in Manchester between March 2009 and March 2027. High density development (over 75 units per hectare) is deemed appropriate in the City Centre and parts of the Regional Centre given the accessible location. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings. All proposals for housing development should take account of the following needs:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution of new homes as set out in the Core Strategy, which supports growth on previously developed sites in sustainable locations and takes into account the availability of developable sites in these areas;
- Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms;
- Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;
- Prioritise sites which are in close proximity to centres or high frequency public transport routes;
- Take account of any environmental constraints on a site's development;
- Be designed to give privacy to both its residents and neighbours.

2.29 Policy H8 (Affordable Housing) sets out the requirements for on-site affordable housing provision or an equivalent financial contribution for residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. The following requirements apply:

- new development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected 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 or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options;
- the proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment;

- affordable housing units will be inclusively designed to reflect the character of development on site; and
- either an exemption from providing affordable housing, or a lower proportion of affordable housing, variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate.

Places for Everyone (PfE)

2.30 Places for Everyone (PfE) is a Joint Development Plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). PfE took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

2.31 The Joint Development Plan identifies the following objectives and themes relevant to the application proposals:

- **Renewed Vision;** it is recognised that investing in town centres provides the opportunity to drive recovery and a real opportunity to support the transition of centres as they experience the continued (and possibly accelerated) decline in their traditional retail role.
- **Good Jobs;** details, amongst others, that further improvements in transport connections are required to maximise the benefits of economic activity and deliver genuinely inclusive growth.
- **Good Homes;** cross-references the Greater Manchester Housing Strategy and confirms that the plan sets out an ambition for the boroughs to enable the delivery of their share of Greater Manchester's 50,000 additional affordable homes over the plan period as well as the requirement for all homes to meet the nationally described space standards and the 'accessible and adaptable' standard as set out in Part M of the Building Regulations.
- **Good Places;** neighbourhoods need to be inclusive, well-designed, resilient, safe and well served by local services.
- **Brownfield Preference;** districts have looked to maximise the contribution of brownfield land. The PfE plan is identified within this context as supporting the continued renewal of town centres.
- **Becoming Carbon Neutral by 2038;** confirms the Greater Manchester ambition to be a carbon neutral city-region by 2038. A key element of this is to set out a pathway for new development to be net zero carbon by 2028 at the latest.
- **Infrastructure;** cross-references the 'refreshed' Greater Manchester Transport Strategy 2040. The Transport Delivery Plan details that capacity enhancements to rail and Metrolink networks are proposed along with reform of the bus market.
- **Key Challenges for the PfE Plan;** the plan is identified as needing to deliver high levels of economic growth and the highest possible quality of life for residents and to address existing problems.
- **Strategic Objectives;** ten objectives are identified, including the requirement to prioritise the use of brownfield land; focusing new homes within town centres; securing development in well-connected locations; and ensure infrastructure provision to deliver an inclusive and accessible transport network.
- **Inclusive Growth;** the central theme of the spatial strategy is to deliver inclusive growth. Making the most of the key locations and assets best-placed to support economic growth and creating more

favourable conditions for growth by providing high quality investment opportunities which help to address disparities are specifically identified.

- **Efficient Use of Land Resources** directs local authorities to make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings when meeting development needs in order to help address dereliction and bring investment into existing urban areas, supporting their regeneration. Development is required to be undertaken at an appropriate density but that securing higher densities in the most accessible locations will help maximise modal-shift and deliver a sustainable pattern of development.
- 2.32 Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) sets out housing targets for the region between 2022 and 2039. New homes should be of good quality and design, adaptable and supported by the necessary infrastructure and amenities.
- 2.33 Policy JP-H2 (Affordability of New Housing) targets a significant increase in the supply of new housing, and in particular an increase in the provision of affordable and low-cost market housing.
- 2.34 Policy JP-H3 (Type, Size and Design of New Housing) sets out that developments should seek to incorporate a range of dwelling sizes and types, including opportunities for self-build and community-led building projects to meet local needs and deliver more inclusive neighbourhoods. All new dwellings must comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations (unless specific site conditions make this impracticable).
- 2.35 Policy JP-H4 (Density of New Housing) sets out the principle that new housing development should be delivered at a density appropriate to the location, reflecting accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

3 Economic Baseline

- 3.1 To understand the potential economic impacts of the Proposed Development of the Site, it is important to examine the relevant socio-economic profile. The approach focuses on two spatial scales:
- **Local:** the Manchester administrative area.

- **Regional:** the North West administrative area.
- 3.2 Analysis of the socio-economic baseline of relevance to the Site includes:
- **Population composition.**

- **Economic activity and employment** which shows the proportion of people of working age.

- **Local labour market** identifying employee jobs by sector and their occupation.

- **Commuting patterns** showing the in-commuting residence of people who work in Manchester and the most popular out-commuting locations.

- **Unemployment and worklessness** showing the economic activity and claimant count.

Population Composition

- 3.3 Table 3.1 confirms there were estimated to be 579,917 residents within Manchester in 2023, as at the latest count.

TABLE 3.1: RESIDENT POPULATION (2023 ESTIMATES)

	Manchester		North West	
	No.	%	No.	%
All People	579,917	100%	7,600,126	100%
Males	288,897	49.82%	3,738,066	49.18%
Females	291,020	50.18%	3,862,060	50.82%

Source: ONS Population estimates

Economic Activity and Employment

- 3.4 Table 3.2 confirms that there are 410,314 working age residents living in Manchester, which equates to 70.75% of the total resident population. The working age population in Manchester is higher than across the North West region (62.48%).

TABLE 3.2: RESIDENT WORKING AGE POPULATION (2023)

	Manchester		North West
	No.	%	%
All People Aged 16-64	410,314	70.75%	62.48%
Males Aged 16-64	204,649	49.88%	49.49%
Females Aged 16-64	205,665	50.12%	50.51%

Source: ONS Population estimates

- 3.5 Table 3.3 sets out the economic activity, employment and unemployment rates in Manchester between October 2023 and September 2024, benchmarked against the North West region.
- 3.6 For all people, the percentage of economically active residents in employment in Manchester is lower than the North West average. The total percentage of all people as employees in Manchester is also lower than the North West average. The data illustrates a marginally higher proportion of self-employed people in Manchester compared with the North West.
- 3.7 The total percentage of all people unemployed is also higher in Manchester (6.5%) than in the North West (4.1%) and also Great Britain (3.7%).

TABLE 3.3: ECONOMIC ACTIVITY, EMPLOYMENT & UNEMPLOYMENT (OCT 2023 - SEPT 2024)

	Manchester		North West
	(Numbers)	(%)	(%)
All People			
Economically Active	287,000	71.4	76.2
In Employment	261,700	65.0	73.0
Employees	222,700	55.3	65.4
Self Employed	39,000	9.7	7.4
Unemployed (Model-Based)	18,200	6.5	4.1
Males			
Economically Active	154,000	74.5	79.5
In Employment	143,300	69.2	76.2
Employees	116,400	56.1	65.9
Self Employed	27,000	13.1	10.1
Unemployed	-		4.0
Females			
Economically Active	133,000	68.2	73.0
In Employment	118,400	60.6	69.9
Employees	106,300	54.3	65.0
Self Employed	12,000	6.3	4.8
Unemployed	14,600	11.0	4.2

Source: ONS Annual Population Survey

Local Labour Market

- 3.8 Table 3.4 confirms that Manchester has a marginally higher percentage (72.4%) of employees in full-time jobs than the North West average (69.0%).
- 3.9 The most prevalent employment roles in Manchester are within professional, scientific & technical activities; human health and social work activities; administrative and support service activities; and wholesale and retail trade/ repair of motor vehicles and motorcycles. This is summaries in Table 3.4 below.

TABLE 3.4: EMPLOYEE JOBS BY INDUSTRY (2023)

	Manchester	Manchester	North West
	(Employee Jobs)	(%)	(%)
Total Employee Jobs	453,000	-	-
Full-Time	328,000	72.4	69.0
Part-Time	125,000	27.6	31.0
Employee Jobs By Industry			
B : Mining And Quarrying	125	0.0	0.1
C : Manufacturing	13,000	2.9	9.0
D : Electricity, Gas, Steam And Air Conditioning Supply	500	0.1	0.3
E : Water Supply; Sewerage, Waste Management And Remediation Activities	700	0.2	0.7
F : Construction	8,000	1.8	4.9
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	49,000	10.8	14.4
H : Transportation And Storage	27,000	6.0	4.5
I : Accommodation And Food Service Activities	38,000	8.4	7.4
J : Information And Communication	30,000	6.6	3.2
K : Financial And Insurance Activities	25,000	5.5	2.5
L : Real Estate Activities	14,000	3.1	1.8
M : Professional, Scientific And Technical Activities	63,000	13.9	9.9
N : Administrative And Support Service Activities	50,000	11.0	8.9
O : Public Administration And Defense; Compulsory Social Security	24,000	5.3	4.9
P : Education	42,000	9.3	8.2
Q : Human Health And Social Work Activities	52,000	11.5	15.1
R : Arts, Entertainment And Recreation	9,000	2.0	2.4
S : Other Service Activities	8,000	1.8	1.8

Source: ONS Business Register & Employment Survey

- 3.10 Linked to the uses within the Proposed Development, ONS data, as at Q4 2024, for ‘all unemployed by industry of last job’ at the UK-wide level suggests the ‘wholesale, retail & repair of motor vehicles’ and ‘accommodation & food services’ industries present the highest levels of unemployment at 165,308 and 124,568 people, respectively. The data also indicates construction unemployed is at 47,490 people.
- 3.11 Table 3.5 confirms that the average weekly pay (gross) for all full-time workers in Manchester is far higher than the North West average, on both a gross week pay and hourly pay basis.

TABLE 3.5: EARNINGS BY PLACE OF WORK (2024)

	Manchester	North West
	(£)	(£)
Gross Weekly Pay		
Full-Time Workers	755.3	692.9
Male Full-Time Workers	817.9	741.0
Female Full-Time Workers	709.3	642.0
Hourly Pay - Excluding Overtime		
Full-Time Workers	20.31	17.88
Male Full-Time Workers	21.59	18.37
Female Full-Time Workers	19.16	17.09

Source: ONS annual survey of hours and earnings

- 3.13 Table 3.6 sets out the occupations held by employed residents of Manchester set against the North West average over the period October 2023 – September 2024.
- 3.14 The data demonstrates that the occupational profile for Manchester contains a higher proportion of residents in the most senior roles (Groups 1-3) than the North West average, albeit the number of roles as ‘manager, directors and senior officials’ alone is lower in Manchester. There is also a higher proportion of employees in roles in ‘caring, leisure and other service occupations,’ ‘sales and customer services occupations’ and ‘elementary occupations’ in Manchester compared with the North West.

TABLE 3.6: EMPLOYMENT BY OCCUPATION (OCT 2023 – SEPT 2024)

	Manchester		North West	
	Numerator	(%)	Numerator	(%)
1: managers, directors and senior officials (SOC2020)	20,100	7.7	334,200	9.8
2: professional occupations (SOC2020)	77,500	29.6	869,900	25.4
3: associate professional occupations (SOC2020)	44,900	17.1	520,800	15.2
4: administrative and secretarial occupations (SOC2020)	17,100	6.5	339,900	9.9
5: skilled trades occupations (SOC2020)	12,100	4.6	282,600	8.3
6: caring, leisure and other service occupations (SOC2020)	26,500	10.1	302,000	8.8
7: sales and customer service occupations (SOC2020)	18,400	7	234,100	6.8
8: process, plant and machine operatives (SOC2020)	14,400	5.5	199,900	5.8
9: elementary occupations (SOC2020)	30,800	11.8	331,500	9.7

Source: ONS Annual Population Survey

Commuting patterns

- 3.15 Data has been utilised from the 2011 Census for the determination of commuting patterns to and from Manchester, as the data from the 2021 Census is yet to be published.
- 3.16 Commuting inflow data (see Table 3.7) demonstrates that the level of containment is moderate, with circa 37.67% of employment in Manchester undertaken by residents, with the largest inflows of labour from Stockport, Trafford, Salford and Tameside. This demonstrates that Manchester is a net importer of labour from households residing in surrounding locations.

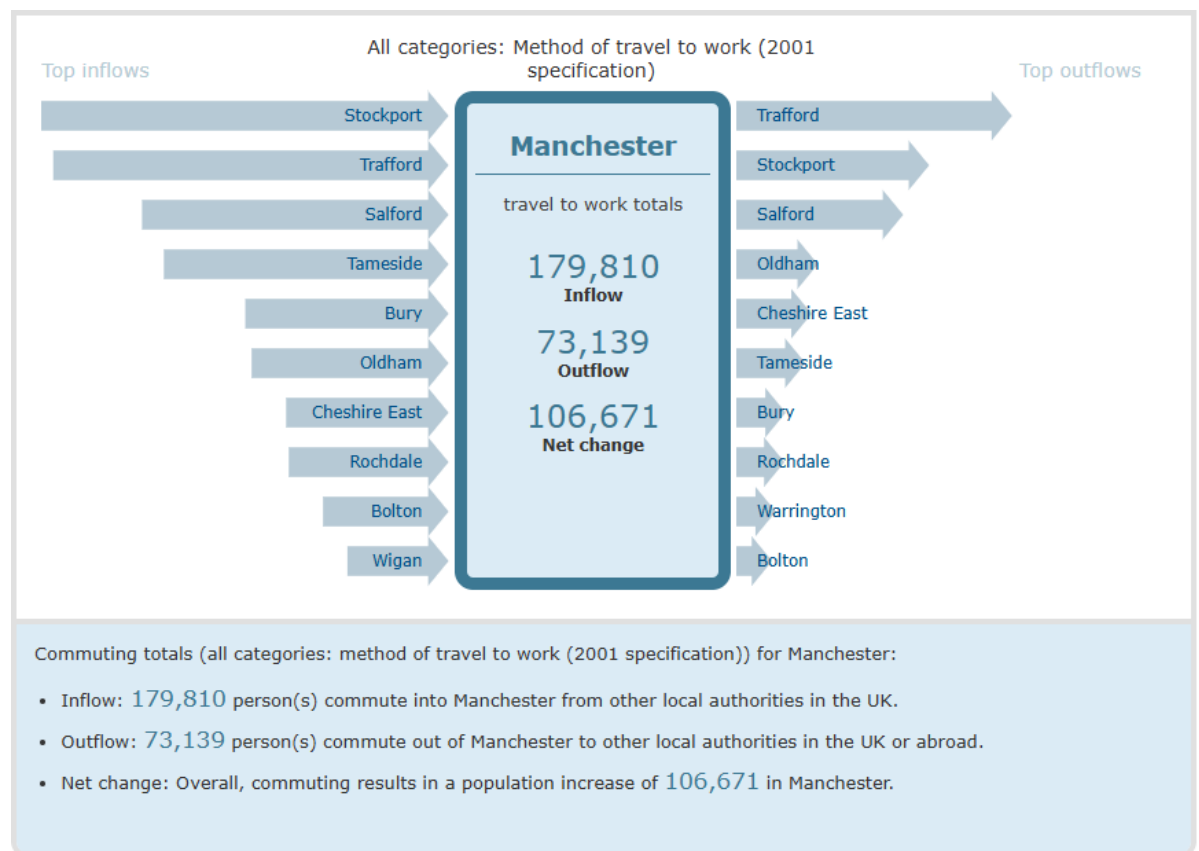
3.17 The largest outflows of residents for employment are to Trafford, Stockport and Salford, as shown in Figure 3.1.

TABLE 3.7: COMMUTING INFLOWS (INTO MANCHESTER)

	Manchester		Stockport		Trafford		Salford		Tameside	
	No.	%	No.	%	No.	%	No.	%	No.	%
Inflows	108,658	37.67%	25,549	8.86%	24,760	8.58%	18,919	6.56%	17,483	6.06%

Source: ONS, Census 2011

FIGURE 3.1: COMMUTING FLOWS (CENSUS 2011)



Source: ONS, Census 2011

4 Economic Impact Assessment

Introduction

- 4.1
- This section sets out the expected economic impacts generated from the proposed redevelopment of the Site during both the construction phase and operational lifetime.
- 4.2
- The assessment focuses on two spatial scales:
 - **Local:** the Manchester administrative area.
 - **Regional:** the North West administrative area.

Construction Phase Impacts

- 4.3
- The construction of the Proposed Development will generate investment in the construction sector and supply chain, which will sustain construction employment and economic output (in the form of GVA) within the local Manchester administrative area and the wider North West economy.
- 4.4
- A cost estimate has been prepared on behalf of the Applicant by project management and cost consultancy Russell Bolton Consulting, which assesses the present day construction costs of the Proposed Development.
- 4.5
- The assessed construction costs include for facilitating/ enabling works, external works, main contractor’s on-costs and a risk/ contingency budget.
- 4.6
- A summary of the estimated construction costs is presented in Table 4.1.

TABLE 4.1: SUMMARY OF BASE CONSTRUCTION COSTS

Intended Use	Total Cost (£)	£/ft²
Total:	76,993,000	£203

Source: Russell Bolton Consulting

- 4.7
- The total estimated value of this construction activity is estimated to be approximately £77m. This represents a current market estimate of the construction costs for the Proposed Development, which may be subject to change.

Temporary Employment

- 4.8
- To assess the employment impact of this expenditure CBRE has drawn on published construction labour coefficients produced by the Homes and Communities Agency (‘HCA,’ now operating as Homes England). This expresses the number of temporary workers required over one year to deliver £1m of construction investment. CBRE has adopted the ‘new housing’ coefficient of 19.90.
- 4.9
- In the absence of a precise rate of annual expenditure, CBRE has adopted an average annual rate of expenditure for the Proposed Development over an anticipated 3.5-year (Q1 2026 to Q3 2029) programme of works.
- 4.10
- This generates an estimate that the Proposed Development could directly support 1,532 gross person-years of temporary construction employment over the 3.5-year period, reflecting an average of 438 temporary jobs per annum.

4.11 This is the total gross number of jobs supported directly on and off site by the construction of the Proposed Development.

4.12 To calculate the net additional employment impact, which reflects the total of direct, indirect and induced employment impacts, it is necessary to account for a set of wider economic factors termed deadweight, leakage, and multiplier effects. In simple terms, these can be described as follows:

- **Deadweight:** a measurement of the economic effects that would occur in the absence of the Proposed Development. In this case, if the Proposed Development were not to proceed, there would be no construction investment and therefore no additional employment opportunities created. It is therefore set at zero.
- **Leakage:** a measurement to address the extent to which construction phase economic effects will benefit areas outside the target area. For this assessment, CBRE has addressed leakage at both the scale of the Manchester administrative area and wider North West administrative area. As shown in Table 3.7, the level of employment containment in Manchester is 37.67%, with 62.33% of jobs in the administrative area taken by incoming commuters living elsewhere. In addition, approximately 94% of jobs in Manchester are taken by people residing in the North West region, with leaking of roles to employees living outside of the region at a rate of c. 5.9%. Reflecting this, CBRE has allowed for leakage of 62.33% at the Manchester area scale and 5.91% at the North West.
- **Displacement:** a measure of the impact of the competition for resources arising from the Proposed Development on other existing businesses within the assessment area. For the purposes of this construction phase assessment CBRE has applied a displacement rate of 38.00% at the Manchester scale and a lower rate of 21.50% at the North West regional scale. As appropriate, where specific local information is unavailable, this reflects the respective sub-regional and regional mean displacement rates identified in research conducted by BIS/CEA and reflected in the HCA's Additionality Guide⁹.
- **Multiplier Effects:** an assessment of the additionality generated indirectly via purchases from companies in the supply chain and via induced effects represented by the purchases in the economy via wage expenditure of those employed in businesses impacted by the investment. CBRE has applied the sub-regional and regional (mean) composite multipliers of 1.25 and 1.45, respectively, as published within the HCA's Additionality Guide¹⁰ as the relevant measure for the Manchester and North West region.

4.13 The additionality factors are summarised in Table 4.2.

TABLE 4.2: CONSTRUCTION IMPACTS: ADDITIONALITY ASSUMPTIONS

Construction Stage Additionality Metric	Manchester	North West
Deadweight	0.0%	0.0%
Leakage	62.33%	5.91%
Displacement	38.00%	21.50%
Multiplier	1.25	1.45

4.14 When reflecting the above factors, the economic impact of the construction of the Proposed Development will generate an average of 469 net additional employment opportunities annually within the North West

⁹ HCA (2014) Additionality Guide Fourth Edition

¹⁰ HCA (2014) Additionality Guide Fourth Edition

over a 3.5 year period (c. Q1 2026 – Q3 2029), of which 128 employment opportunities would be expected to be created within Manchester. This is summarised within Table 4.3.

TABLE 4.3: TEMPORARY ANNUAL CONSTRUCTION EMPLOYMENT IMPACTS

Construction Stage Employment Additionality	Manchester	North West
Gross Jobs (person years)		1,532
Deadweight	0	0
Leakage	(273)	(26)
Displacement	(63)	(89)
Multiplier Impacts	26	146
Net Additional Employment (per annum)	128	469

Temporary Construction Productivity

- 4.15 GVA is the measure of value of output contribution created (i.e. turnover), net of inputs purchased to produce a good or service (i.e. production of the output / intermediate consumption), and therefore represents a key measure of economic productivity. GVA is used to determine gross domestic product ('GDP') which is a barometer of national economic prosperity and growth.
- 4.16 The ONS publishes data for “subregional productivity: labour productivity indices by local authority district,” which reports an annual labour productivity (per GVA) per job filled of £64,501 for Manchester, as at 2022. Utilising the ONS GDP deflator to adjust forward (to available 2024 levels), this equates to a GVA per job of £71,865.
- 4.17 Applying the GVA per job to the net additional employment impact generated by construction of the Proposed Development indicates that an additional £33.70 million in GVA could be generated annually across the North West region during the construction period. This is inclusive of £25.08 million generated locally in Manchester.
- 4.18 Over the expected 3.5-year construction period for the Proposed Development, this equates to £117.95 million in GVA generated within the North West region of which £87.80 million is estimated to be generated locally within Manchester. This is summarised in Table 4.4.

TABLE 4.4: TEMPORARY CONSTRUCTION PHASE PRODUCTIVITY IMPACTS (Q1 2026 – Q3 2029)

Construction Stage GVA Generation	Manchester	North West
Direct (Net) GVA Impact (Annual) (£)		23,240,000
Indirect / Induced GVA Impact (Annual) (£)	1,840,000	10,460,000
Net Additional GVA Impact (Annual) (£)	25,080,000	33,700,000
Net Additional GVA Impact (Total) (£)	87,780,000	117,950,000

Operational Effects

- 4.19 This section sets out the estimated economic effects generated during the operational phase of the Proposed Development at the Site, following construction.
- 4.20 Based on the indicative phasing of works, it is expected that the operational effects are likely to occur from c. H2 2027 (as phased completions occur), however, they will be fully realised from c. Q3 2029 onwards, when the Proposed Development is expected to reach practical completion and be fully operational.
- 4.21 CBRE has assessed the operational effects of the Proposed Development in its totality – in today’s prices.

Direct Employment Creation

- 4.22 Direct employment will result from the operation of the proposed ground floor commercial units. Using industry-wide assumptions on the volume of full-time equivalent (‘FTE’) employees per meter of occupied floorspace, CBRE has estimated the total direct employment generated by the Proposed Development.
- 4.23 CBRE has assumed that every 22m² GIA of proposed commercial floor space will house 1 FTE employee, which is reflective of typical employment densities.
- 4.24 Upon completion of the Proposed Development, CBRE estimates it will directly employ approximately 44 FTE persons.

TABLE 4.5: DIRECT OPERATIONAL GROSS FTE EMPLOYMENT

Benefit	Proposed Development
Direct Gross FTE Jobs Created	c. 44

Net Additional Employment Creation

- 4.25 As outlined in respect of temporary construction employment, to calculate the net additional employment impact arising during the operation of the Proposed Development, which reflects the total of direct, indirect and induced employment impacts, it is necessary to account for deadweight, leakage, and multiplier effects.
- 4.26 In respect of deadweight, CBRE understands that the Site is presently entirely vacant and generates no economic activity. Therefore, no deduction of a deadweight allocation has been applied as there is anticipated to be no net loss of employment or associated productivity.
- 4.27 All other additionality assumptions have been maintained on a consistent basis with Table 4.2, as used for the construction phase analysis.
- 4.28 CBRE estimates that the Proposed Development will generate a net additional 47 FTE roles across the North West of which 13 net additional roles will be created locally in Manchester.
- 4.29 This data is presented in Table 4.6.

Table 4.6: Proposed Development – Net Additional Operational FTE Employment

Operational Employment Additionality	Manchester	North West
Gross Direct FTE Jobs		44
Deadweight		0
Leakage	(27)	(3)
Displacement	(6)	(9)
Multiplier Impacts	3	15
Net Additional FTE Employment	13	47

Operational Productivity Effects

4.30 Applying the adjusted GVA per job (£71,865) to the net additional employment impact generated by the operation of the Proposed Development (upon completion) indicates that an additional £3.35 million in GVA could be generated annually across the North West economy (in today's prices) once fully operational. This is inclusive of £2.48 million generated locally in the Manchester economy.

4.31 This is summarised in Table 4.7.

Table 4.7: Proposed Development – Net Operational Productivity Impacts

Operational GVA Generation	Manchester	North West
Direct (Net) GVA Impact (Annual) (£)		2,300,000
Indirect / Induced GVA Impact (Annual) (£)	180,000	1,050,000
Net Additional GVA Impact (Annual) (£)	2,480,000	3,350,000

Increasing the Local Labour Force

4.32 The Proposed Development will make provision for an estimated 262 households. CBRE has derived the potential additional population generated by the Proposed Development upon the proposed number households created multiplied by the typical household size for Manchester (informed by Census 2021). On this basis, it is estimated that the new homes could accommodate circa 645 residents upon completion and occupation.

4.33 The Proposed Development will provide homes within Manchester that will attract skilled working age residents to live within the area, and will also provide homes for people already residing locally. Drawing on the latest ONS Annual Population Survey data, it is estimated that the new homes within the Proposed Development could accommodate approximately 419 working age, economically active and employed residents once fully constructed and occupied.

Local Expenditure

4.34 Based upon the estimated number of residents generated by the Proposed Development (informed by Census 2021 data), and drawing upon ONS' detailed household expenditure records (over 2021-2023), CBRE has estimated the additional local expenditure generated.

4.35 The resultant calculation of additional household local expenditure arising from new residents upon completion and full occupation of the Proposed Development equates to circa £5.19m per annum.

4.36 This additional expenditure on goods and services will support the local businesses within the city, increasing its vitality and viability, whilst also supporting economic growth more widely across Manchester and the North West.

Maximum Occupancy Analysis (*Local Labour Force & Expenditure*)

- 4.37 A unit mix has been prepared for the proposed 262 no. residential apartments which presents a potential maximum occupancy (number of residents) that could be accommodated at the Site upon completion of the Proposed Development. The mix comprises 72no. 1B2P, 108 no. 2B3P, 60 no. 2B4P and 22 no. 3B6P apartments, equating to [a maximum of] 840 residents.
- 4.38 Based upon maximum occupancy, the Proposed Development could accommodate 546 working age, economically active and employed residents once constructed.
- 4.39 The estimated additional household local expenditure on goods and services arising from the maximum number of new residents at the Site equates to £6.77m per annum.

Business (Non-Domestic) Rates

- 4.40 The occupation of businesses within the Proposed Development will increase the rateable value of the Site from its current baseline (i.e., deadweight) position, which will generate an additional local fiscal benefit derived via the uplift in payment of business (i.e., ‘non-domestic’) rates to Manchester City Council. These rates are used by the Council to fund provision of public services and represent an important source of revenue.
- 4.41 In calculating the estimated uplift in business rates generated by the Proposed Development, attributable to the commercial (Class E) units, CBRE has had regard to comparable data on rateable values set by the Valuation Office Agency (‘VOA’).
- 4.42 CBRE has estimated that the net non-domestic rate payment attributable (excluding inflation) for the Proposed Development will represent an additional annual income flowing to the public purse of £53,761.
- 4.43 The revenue will ‘step up’ to the above level over the period during which the Proposed Development becomes operational (i.e., approx. H3 2029), with the sum of £53,761 representing the estimated rate payment due once it is fully complete and operational.
- 4.44 The calculation of Business Rates is summarised in Table 4.9.

Table 4.9: Net Additional Non-Domestic Rates

Block	Intended Use	Total Area (m²)	Rateable Value (£/m²)	Rateable Value (£/Total)	Business Rates (Small Business Multiplier) (£/Total p.a.)
A-F	Commercial	975	£110.50	£107,738	£53,761

- 4.45 Under the present Business Rate Retention Scheme (‘BRRS’) 99% of collected rates are to be retained by the Council. This represents a financial incentive within the system to generate economic growth and job creation.

Council Tax

- 4.46 New development also makes an important contribution to the resource base of local authorities through uplifting in Council Tax revenues. This will provide funds to contribute to maintaining public services, including those utilised by residents of the Proposed Development.

4.47 Based upon the quantity of new dwellings proposed to be developed, it is estimated that, upon completion and full occupation of the Proposed Development, an additional £587,478¹¹ ¹² in Council Tax annual revenues would be generated¹³.

4.48 Council Tax revenue is forecast to represent 28% of total local revenue funding in 2025/06 and is becoming an increasingly important source of funding to the Council for supporting delivery of public services and maintaining community infrastructure.

Social Impacts

4.49 In addition to the economic benefits outlined above, the Proposed Development will deliver wider social benefits over the long-term in Manchester. While economic benefits can be quantified, the social value generated through placemaking is often qualitative in nature and will impact upon the overall health and wellbeing of communities and society as a whole.

4.50 A separate Health Impact Assessment has been produced for the Proposed Development, which should be read in accordance with this Economic Impact Statement and the Planning Statement.

4.51 The Proposed Development is expected to make positive contributions to the existing built environment, resident needs and growth aspirations of Manchester. Over the construction and operational phases, the Proposed Development will support:

- the regeneration of a centrally located and prominent site in Chorlton District Centre and the enhancement of the built environment and existing public realm;
- delivery of a mix of uses, comprising much needed housing and retail activation, creating additional employment and skills opportunities;
- improving the training skills and employability of the locally employed workforce for the construction of the Proposed Development;
- additional jobs during both the construction and operational phases providing economic and wellbeing benefits for both individuals and wider community, potentially enabling those who are unemployed to re-enter the workforce; and
- creation of a mix of high-quality, energy efficient housing proximate to public services and social infrastructure.

¹¹ Calculated upon the Bands D & F, 2025/26 Council Tax rates for Manchester

¹² Assumed maximum receipt on the basis all households are liable to pay full Council Tax (i.e. excluding all discounts and exemptions as specified on Manchester City Council's website: [Council Tax discounts and exemptions - Manchester City Council](#))

¹³ It is estimated that approximately 5.91% of council tax receipts will be redirected towards Mayoral General Precept (including Fire Services)

5 Conclusions

- 5.1 This Economic Impact Statement has been prepared for the Applicant in assessment of the proposed redevelopment of the former Chorlton Precinct, Manchester for the following:
- “Application for Full Planning Permission for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site.”*
- 5.2 The application seeks Full Planning Permission for the development of up to 262 residential dwellings with ground floor commercial uses and associated infrastructure and landscaping.
- 5.3 In summary, the construction stage of the Proposed Development will generate the following temporary economic impacts over the anticipated 3.5 year delivery period (up to c. H2 2029):
- . £77 million of direct expenditure in the construction industry.
 - 1,532 person-years of employment directly supported through construction investment, equating to an average of 438 temporary gross jobs per annum during the estimated construction period of approximately 3.5 years.
 - An average of 469 net additional employment opportunities annually generated in the North West during construction (sum of direct, indirect, and induced employment impacts), of which 128 employment opportunities are expected to be created within Manchester.
 - Total net additional productivity generation of £117.95 million in GVA in the wider North West economy, of which £87.78 million will be generated locally in Manchester.
- 5.4 Upon completion, the Proposed Development will generate long-term economic impacts over its operational lifetime. These include:
- 47 net additional FTE employment roles created for workers across the North West, inclusive of 13 jobs created locally in Manchester.
 - An additional £3.35 million in GVA generated annually across the North West economy (in today's prices). This is inclusive of £2.48 million generated locally in the Manchester economy.
 - Accommodating an estimated 645 residents in 262 new homes (840 residents in the maximum occupancy scenario). Of this total, approximately 419 new residents will be working age, economically active and employed (546 residents in the maximum occupancy scenario) – growing the local labour force.
 - Generating net additional local household expenditure of circa £5.19m per annum (£6.77m per annum in the maximum occupancy scenario), which will support the vitality and viability of the district centre and wider Manchester economy.
 - Net additional business rates revenue uplift of circa £53,761 per annum, which under the present Business Rate Retention Scheme ('BRRS') allows for 99% of collected rates to be retained by the Council, which represents a financial incentive within the system to generate economic growth and job creation.

- Net additional Council Tax annual revenue of circa £587,478 paid to the Council, which will support delivery of public services and maintaining community infrastructure. Council Tax revenue is forecast to represent 28% of total revenue funding in 2025/26 and is an increasingly important source of funding to the Council.
- Provision of a range of positive wider social value impacts, including employment and skills opportunities, and high-quality new homes, inclusive of 53 no. (20%) affordable homes of which 49no. are proposed as social rented dwellings.

