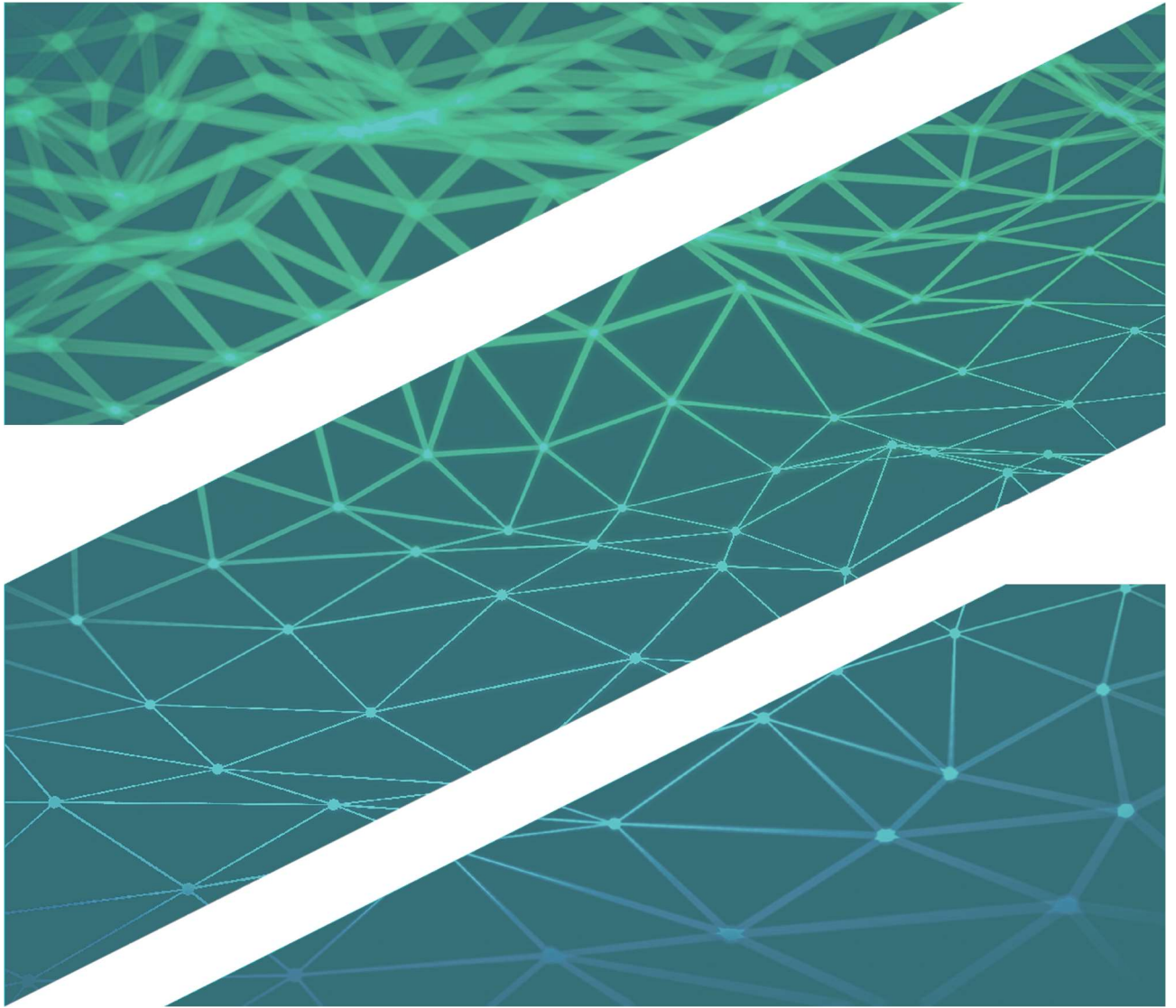




Green and Blue Infrastructure Statement

At Former Particular Baptist Chapel,
35 Rochdale Road, Manchester

On behalf of City Point Residences Ltd

February 2025

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1. INTRODUCTION

- 1.1 This document has been prepared by Zerum to support the planning application for redevelopment of the former Particular Baptist Chapel, 35 Rochdale Road, Manchester. The scheme proposes partial demolition of the rear of the existing building and erection of a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works.
- 1.2 The National Planning Policy Framework (NPPF, 2024) defines green infrastructure as:
- 1.3 *A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity*
- 1.4 The Places for Everyone Joint Development Plan (2024) recognises green infrastructure as providing multiple benefits and making a huge contribution to quality of life, promoting good mental and physical health and supporting economic growth (para 1.40). Policy JP-Strat13 Strategic Green Infrastructure seeks the protection and enhancement of key strategic green infrastructure assets such as river valleys, wetlands, uplands, trees and woodlands, as well as protection and enhancements to the network of green infrastructure.
- 1.5 Improvement and promotion of green and blue infrastructure is recognised as a vital component of the Manchester Strategy. The strategy, which has established a ten-year vision for the City, strives for Manchester 'to be in the topflight of world-class cities by 2025' and seeks to achieve this through a number of high-level aims, which includes:
- "Being a city recognised for its high quality of life, with improved green spaces and access to world-class sports, leisure and cultural facilities."*
- 1.6 An updated Strategy is underway. Consultation in early 2024 identified key themes including pride in place and green spaces; and priorities included a cleaner and greener Manchester with improved green spaces and more nature.
- 1.7 The State of the City report 2023 sets out the Council's commitment to sustainable, safe, resilient and cohesive neighbourhoods with good quality green spaces. The Council is acting to maintain and further develop green spaces and parks, and ensure that all cultural spaces are easily accessible. It recognises that healthy and plentiful green and blue infrastructure inspires a strong sense of citizenship and pride in the city, whilst helping to improve health and wellbeing by encouraging more active lifestyles.
- 1.8 The Manchester Green and Blue Strategy, prepared Manchester City Council, further expands on the Manchester Strategy and the State of the City Report. It was subject to a 'refresh' in 2022.
- 1.9 The Strategy seeks to build on the investment already seen to date in the city's green infrastructure, and the understanding of its importance in helping to create a

successful city, with a vision for green and blue infrastructure in Manchester over the next 10 years. This vision sets out that:

"By 2025, climate-resilient well-maintained green and blue spaces remains an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city. Green and blue infrastructure will be supporting Manchester's growth."

- 1.10 To enable the Manchester Green and Blue Strategy vision to be achieved, four objectives have been established, these are:
- i. Improve the quality and function of existing Green and Blue Infrastructure.
 - ii. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
 - iii. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
 - iv. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.
- 1.11 The vision recognises that all Manchester's communities and sectors of the economy will benefit from ongoing investment in green infrastructure and is designed to allow all stakeholders in the city to understand how and where they can play their part in its delivery and enjoy the benefits that will come as a result. The strategy identifies headline actions for each objective, providing a framework for all stakeholders in the city, from the Council and other large organisations, to developers, to residents and communities, to identify how they will be able to contribute to the city's green infrastructure.
- 1.12 This Statement therefore seeks to describe how the proposed development responds to the Manchester Green and Blue Strategy and its core objectives.
- 1.13 This Statement should be read in conjunction with the following documents:
- Design and Access Statements prepared by Hodders
 - Planning and Tall Buildings Statement, Prepared by Zerum

SUMMARY OF PROPOSALS

- 1.14 Full planning permission is sought for the partial demolition of the existing chapel building and the erection of a residential-led block of 23 storeys with commercial unit to ground floor. There are extensive ancillary residents' facilities including co-working space, gym and outdoor terrace on the first and 20th floors. The proposals aim to deliver 133 residential units in total. To ground floor, 89sqm of commercial floorspace (Use Class E) is proposed, in the form of a single unit, independently accessed from the street.
- 1.15 Key components of Green and Blue Infrastructure associated with the proposal are:
- Landscaping opportunities provided by the two outdoor terraces
 - Proximity to St Michael's Flats and Angel Meadow Park

2. GREEN AND BLUE INFRASTRUCTURE

APPLICATION OF THE MANCHESTER GREEN AND BLUE INFRASTRUCTURE STRATEGY

- 2.1 As set out above, the Manchester Green and Blue Infrastructure Strategy (refreshed in 2022) sets out four objectives for green infrastructure across the city. For completeness, this Statement sets out each of the objectives and where applicable describes how the design of the proposed development meets the objectives set by the strategy.

Table 2.1: Manchester Green and Blue Infrastructure Strategy Objectives

Green Infrastructure Objectives	Applicable to the Proposed Development	Summary of Justification
Objective 1: Existing Green and Blue Infrastructure	N/A	The site currently comprises built form and hard standing which is used for car parking with no existing green infrastructure.
Objective 2: New Development	Yes	Proposals for the site constitute 'new development' with opportunity to introduce new green infrastructure.
Objective 3: Connectivity and Accessibility	Yes	The proposal seeks to contribute to enhancement of the local public realm along Rochdale Road
Objective 4: Understanding and Awareness	Yes, although this objective will not be discussed in this statement (see justification)	Although applicable to the proposed development, this statement discusses 'designed' proposals for the site. This objective largely covers policy, research and awareness pertaining to Green Infrastructure.

PROPOSED GREEN AND BLUE INFRASTRUCTURE

- 2.2 Each of the objectives set out above are accompanied by a series of 'Headline Actions', as set out within the within the Manchester Green and Blue infrastructure Strategy. Each of the actions associated with the relevant objections will now be discussed.

Table 2.2: Manchester Green and Blue Infrastructure Strategy Headline Actions

Objective 2: New Development		
Headline Action	Applicable	Details
Action 1: Embed green infrastructure into key plans and policies	N/A	The action relates to policymaking, not design of new development.
Action 2: Embed green infrastructure into citywide strategic regeneration and infrastructure schemes.	Yes.	The proposal on the city centre fringe seeks to enhance the local city environment through redevelopment of a vacant plot whilst reutilising a building of local character. This will improve the visual amenity of the locality. The potential to introduce greening at street level is limited by the constraints of the existing built form which is to be retained. Green infrastructure will be maximised on the two amenity terraces. The first floor terrace has the potential to provide modest green amenity to Dyche Street.
Action 3: Embed green infrastructure in developments of any scale across the city	Yes.	As above.
Action 4: Embed green infrastructure into city centre development and planning initiatives	Yes.	As above.
Objective 3: Connectivity and Accessibility		
Action 1: Improving green routes: greening transport routes (e.g. tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.	Yes.	The proposal improves the local public realm on a major thoroughfare into the city centre, thereby encouraging active travel on foot and by bicycle.

Action 2: Improving blue routes: river valleys and canals; enhance river valleys and canal tow paths to improve accessibility and use as active travel routes and wildlife corridors.	N/A	The site is not located near a blue route
Action 3: Cross-boundary working to improve access and connectivity	N/A	The site is not located on or close to an authority boundary.

3. CONCLUSION

- 3.1 The proposed development has carefully considered its approach to green and blue infrastructure. Three of the four core objectives within the Manchester Green and Blue Strategy are considered to be applicable to the development. Of the three applicable objectives, it can be demonstrated that the relevant headline actions are positively recognised.
- 3.2 Given the nature of the site and the emphasis on retaining the existing chapel structure, opportunities to embed green and blue infrastructure are limited. However, the available opportunities have been incorporated, focusing on greening of the terraces. The proposed development will ultimately ensure that the quality of the pedestrian environment around the building is improved, creating an environment that is attractive, comfortable and practical.