Former Central Retail Park – The Park

Planning Policy Compiance Statement

November 2024

Neo
9 Charlotte Street
Manchester
M1 4ET

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1. Introduction

1.1 This Planning Policy Compliance Statement (referred to hereafter as 'the Statement') has been prepared by Euan Kellie Property Solutions on behalf of our client, Manchester City Council ('the Applicant'), in respect of land within the Former Central Retail Park ("FCRP") site, off of Great Ancoats Street, Manchester (herein referred to as 'the Site').

1.2 The part of the site to which this Planning Policy Compliance Statement relates sits centrally within the FCRP site and also extends across the front part of the southern section of the site, adjacent to Great Ancoats Street. The Site is currently vacant having been formerly occupied by Central Retail Park which has now been demolished.

1.3 The Statement has been prepared to support the application for full planning permission being submitted to Manchester City Council ('MCC' – in their role as the Local Planning Authority) for a new public park, including areas of lawn, hard and soft landscaping and a range of seating areas (hereafter referred to as 'the Proposed Development').

1.4 The purpose of the Statement is to provide a clear justification for the Proposed Development by demonstrating compliance with the relevant Development Plan, whilst also taking account of all other relevant material considerations.

Application Documentation

1.5 The Statement should be read alongside all other documents being submitted with the planning application, which include:

- Covering Letter prepared by Euan Kellie Property Solutions (EKPS);
- Planning Application Forms and Certificates;
- Site Location Plan;
- Scheme Plans prepared by Planit:
    - Existing Site Plan (including existing site levels)
    - Landscape Masterplan
    - Tree Retention and Removal Plan
    - Hardworks Plan
    - Softworks Plan
    - Levels Plan
    - Furniture and Wayfinding Plan
    - Lighting Strategy Plan
    - Edgings and Boundaries
- Landscape Management and Maintenance Strategy prepared by Planit.
- Public Benefits Statement prepared by EKPS;

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- Design & Access Statement (including Waste Management Strategy and Blue & Green Infrastructure Statement) prepared by Planit;
- Statement of Consultation prepared by Counter Context;
- Crime Impact Statement prepared by Greater Manchester Police
- Transport Statement prepared by Atkins Realis
- Sustainability and Environmental Standards Statement prepared by Atkins Realis
- Construction Management Plan (Appendix 3.1 of the Environmental Statement)
- Environmental Impact Assessment prepared by Atkins Realis comprising:
    - Environmental Statement
    - Technical Appendices
    - Non-Technical Summary
    - The Environmental Impact Assessment includes the following EIA topics;
        - Air Quality
        - Biodiversity
        - Climate Vulnerability
        - Effects on Climate
        - Ground Conditions and Contamination
        - Historic Environment
        - Human Health
        - Materials and Waste
        - Noise and Vibration
        - Townscape and Visual
        - Water Resources and Flood Risk
        - Wind Microclimate
        - Socio-economics

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Contact Details

1.6 For further information in respect of this Planning Policy Compliance Statement, please contact:

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2. The Site and Surroundings

2.1 The Site falls within the administrative boundary of Manchester City Council ('MCC'), within the Ancoats and Beswick ward, and within East Manchester and the Regional Centre (as defined by the adopted Manchester Core strategy).

The Former Central Retail Park Site

2.2 The wider FCRP site covers an area of approximately 4 hectares and is bound by Great Ancoats Street, Old Mill Street, the Rochdale Canal and Cotton Field Park.

2.3 The Proposed Development (as outlined in **Chapter 3**) will form one part of the wider development of the FCRP site as outlined within the Central Retail Park Strategic Regeneration Framework 2023 (the "SRF") (outlined in detail below) which seeks to bring forward the wider site for a 'high-quality sustainable office district with an attractive public realm at its centre, including a new green space'.

2.4 The SRF outlines the three different developments that are proposed as part of the overall regeneration of the site: Phase One, Phase Two and the Park as shown in **Figure 2.1** below.



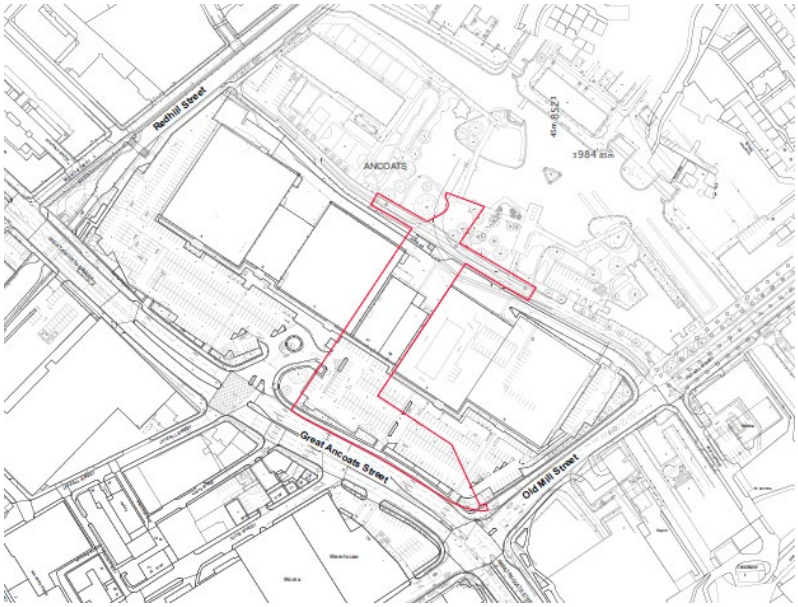
^ Figure 2.1: SRF Plan

The Application Site

2.5 The part of the site to which this Planning Policy Compliance Statement relates sits centrally within the FCRP site and also extends across the front part of the southern section of the site, adjacent to Great Ancoats Street (see **Figure 2.2** overleaf). The Site is approximately 0.91 hectares (2.25 acres) in area.

2.6 The Site is bound by Great Ancoats Street to the south, Cotton Field Park and Co-op Academy New Islington to the north, Phase One development to the northwest and the Phase Two development to the southeast.

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^ Figure 2.2: Site Location Plan

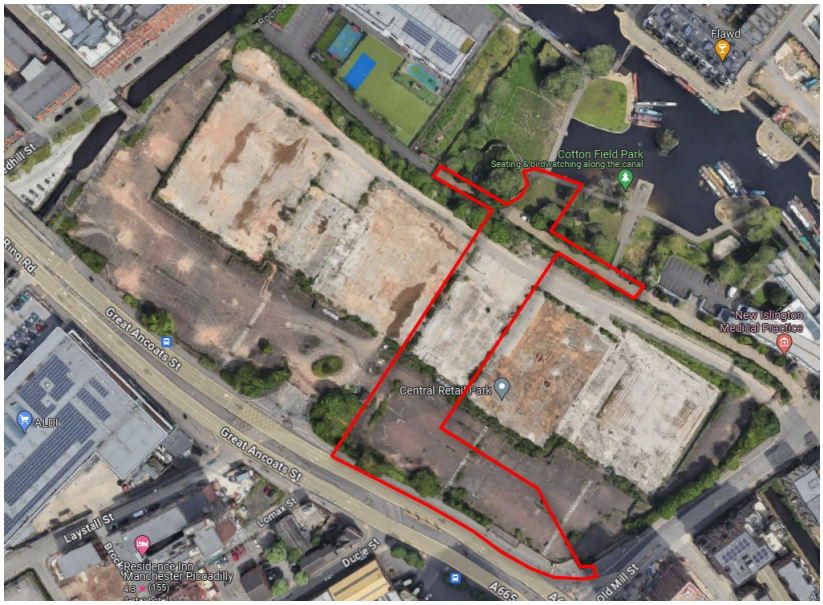
2.7 The Site is currently vacant following demolition of the buildings associated with the FCRP between January and May 2019. The Site is wholly within the ownership of MCC.

2.8 The Site is unattractive in its current form and also highly visible. The Site consists a concreted area with patches of scrub dotted throughout it. Trees line the edge of the Site and limited vegetation is present including buddleia.

2.9 There is a notable level change across the site of approximately 5 metres from the northwest, descending to the southwest.

2.10 The Site has a main vehicular access point from Great Ancoats Street, and a secondary access point off Old Mill Street, formerly used for deliveries and waste collections.

2.11 An aerial image of the Site can be seen in **Figure 2.3** below.



^ Figure 2.3

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Site Context

2.12 The Site is adjacent to the eastern boundary of Manchester City Centre. The Site is surrounded by a mix of residential and commercial developments, reflecting its location within the Regional Centre.

2.13 The Site forms a key gateway to the popular residential neighbourhood of New Islington within the district of Ancoats – both of which have undergone rapid growth and transformational regeneration in recent years, including the development of the New Islington Community along the new marina and the Ashton Canal corridor, to the east of Old Mill Street.

2.14 The New Islington community is supported by new social infrastructure such as the New Islington free school, opened in 2016, and the New Islington Medical Practice, which sit to the north of the site.

2.15 The Site Context (Site indicated with a red dot) can be seen in Figure 2.4 below.



^ Figure 2.4

2.16 The Site relates very well to surrounding city centre destinations, with Piccadilly, the Northern Quarter and the retail core all being within a ten-minute walk. All of the core area of the city centre are accessible within a 15-minute walk of the Site. All areas of the city centre as well as East Manchester, Collyhurst, Cheetham Hill, Central Salford including Salford Quays, Ardwick, Gorton, Hulme, and Levenshulme are within a reasonable cycle distance of the Site.

2.17 The Site also benefits from an exceptional level of accessibility by all public transport modes. The nearest bus stops are located on Great Ancoats Street, adjacent to the Site. The Metrolink is also located to the south west of the Site with the New Islington Stop being located adjacent to Pollard Street, only 650 metres (less than a 10 minute walk) from the Site.

2.18 Manchester Piccadilly Station is also a less than ten-minute walk from the Site (circa 650m). Piccadilly Station is one of the major interchanges serving the city centre and from here access can be gained to Metrolink and mainline train services.

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2.19 The Site is also adjacent to the Rochdale Canal, which runs through Manchester and beyond, and provides strong connectivity as well as recreational opportunities.

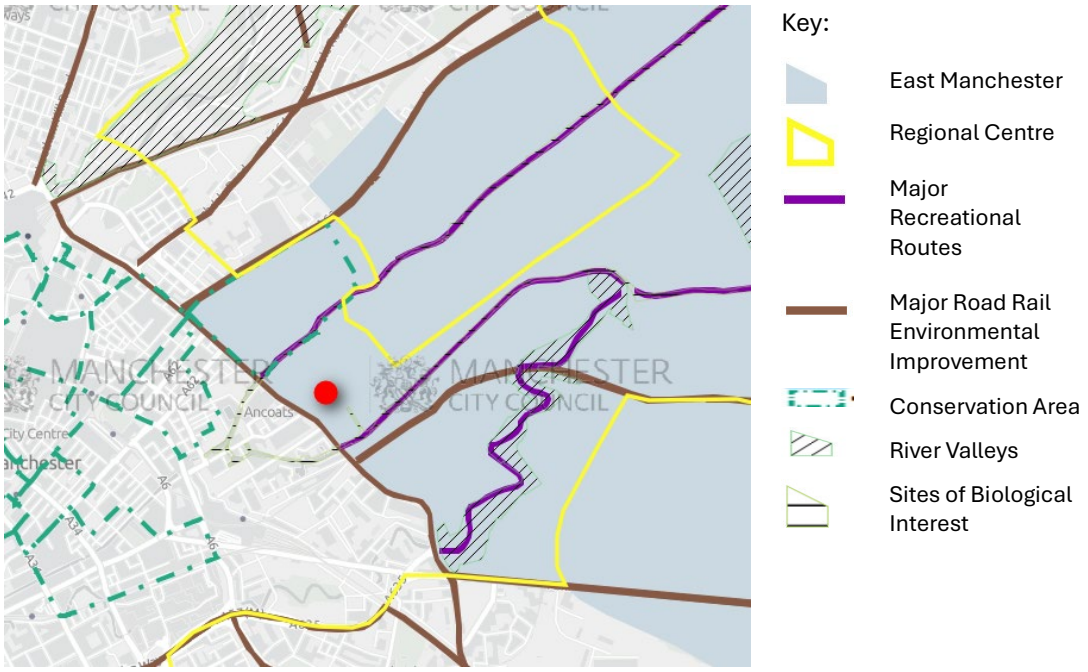
Planning Policy Designations

2.20 The relevant Development Plan is provided by MCC's adopted Core Strategy ('CS') (July 2012) coupled with the saved policies of the Manchester Unitary Development Plan ('UDP') (1995) and Places for Everyone (2024).

2.21 The relevant Core Strategy allocations are identified on MCC's Interactive Map1, as shown in Figure 2.5 below.

2.22 The Site is identified to be within the defined Regional Centre (Site location indicated by a red line), and also within East Manchester but is not subject to a specific site allocation. East Manchester policies (EC5 Employment) are therefore relevant to the proposals and are considered in detail in Chapter 4 of this Statement.

2.23 The relevant Policies of Places for Everyone are also set out in **Chapter 4** of this Statement.



^ Figure 2.5: Core Strategy Allocations Plan

Central Retail Park Strategic Regeneration Framework 2023

2.24 The Central Retail Park Strategic Regeneration Framework (the "SRF") provides a vision and framework for the regeneration of the former Central Retail Park site.

2.25 The vision for Central Retail Park, as set out within the SRF, is *"to create a new high-quality, sustainable office district with attractive public realm at its centre.* ***A new park will provide an appealing green space and recreational facility for the local residents, new office workers,***

[1] https://www.manchester.gov.uk/info/200074/planning/3301/core_strategy/2

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employees, and visitors. *The proposals build upon the strategic location of the site and its strong connections to the city centre and transport networks"* (our emphasis).

2.26 This vision aims to support MCC's aspirations to drive economic growth through the provision of new high-quality Grade A offices to attract new companies to Manchester. It is proposed that the future redevelopment of the Site will include ancillary retail and leisure accommodation, providing attractive new facilities for local people who live and work in the area as well as the new working population which the Site will accommodate.

2.27 Specifically in relation to the proposals for the public park, the SRF states

"The site is located directly adjacent to Cotton Field Park, the Rochdale Canal and New Islington Wharf, and is within close proximity to a number of major public parks and green spaces including, Mayfield Park and the planned enhancements to Ancoats Green public realm"..

"The site provides an opportunity to add to the existing green and public spaces by delivering a significant new public realm connecting to and extending Cotton Field Park. This will give east Manchester a series of green spaces for pedestrians to travel into the city centre. The new public realm will help provide a connection to the existing green spaces located around the city as well as establishing its own sense of place and becoming a destination for the local and neighbouring communities."

2.28 As shown in **Figure 2.1**, the park is intended to sit at the centre of the SRF site, with Phase One of development being located to the west of the Site and Phase Two to the east.

2.29 Phase One of the SRF site is subject to emerging development proposals for an office-led development and it is understood that a development partner is to be sought by MCC in respect of Phase Two in due course.

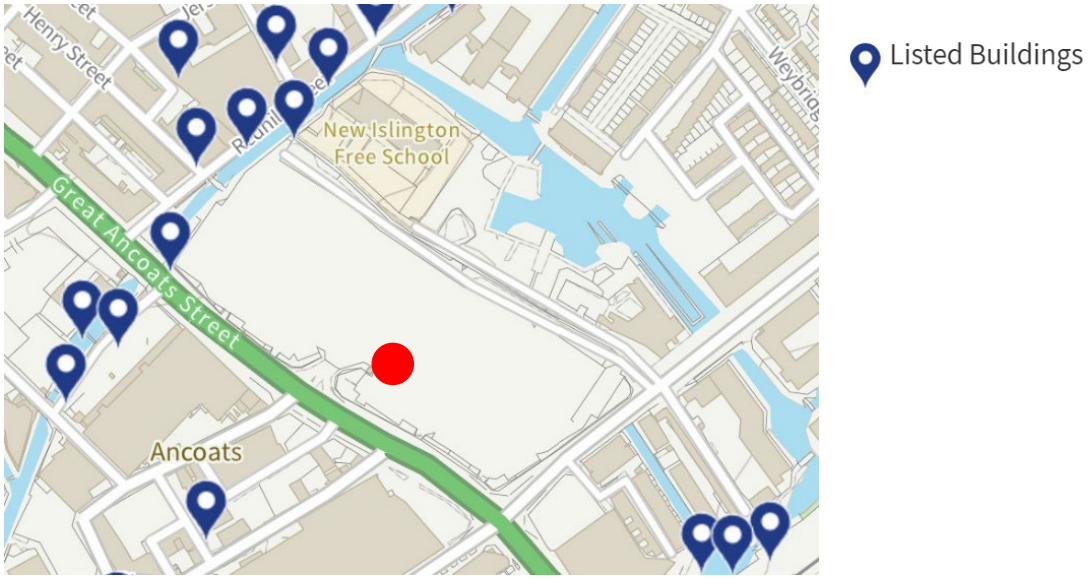
2.30 The redevelopment of the Former Central Retail Park is a long-standing strategic priority for MCC, and the SRF is a material consideration in the determination of planning applications within the SRF area.

2.31 Further details are provided within **Chapter 4** of this Planning Statement.

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Designated Heritage Assets

2.32 The Site is located in close proximity to the Ancoats Conservation Area (the south eastern boundary of which runs along the boundary of Redhill Street which forms the north west boundary of the wider retail park site) as well as a number of Grade II listed buildings (see **Figure 2.6** below).



^ Figure 2.6

2.33 The listed buildings / structures in close proximity of the Site include the following (all Grade II unless stated):

- Rochdale Canal Lock Number 82, To East Of Great Ancoats Street
- Rochdale Canal Towpath Footbridge And Associated Ramps Opposite Brownsfield Mill
- Brownsfield Mill (Grade II*)
- Rochdale Canal Lock Number 83, To The East Of Tariff Street
- Royal Mill (Grade II*)
- Sedgwick Mill (To West Of Junction With Murray Street)
- Rochdale Canal Retaining Wall On South Side Of Redhill Street, West Of Union Street Bridge
- Former Warehouse And Offices Of Old Mill, Decker Mill, And New Mill
- Decker Mill Old Mill (Grade II*)
- Doubling Mill Fireproof Mill (Grade II*)
- 32 And 34 Laystall Street
- Ashton Canal Towpath Bridge Over Junction With Islington Branch Canal West Of Lock Number 2

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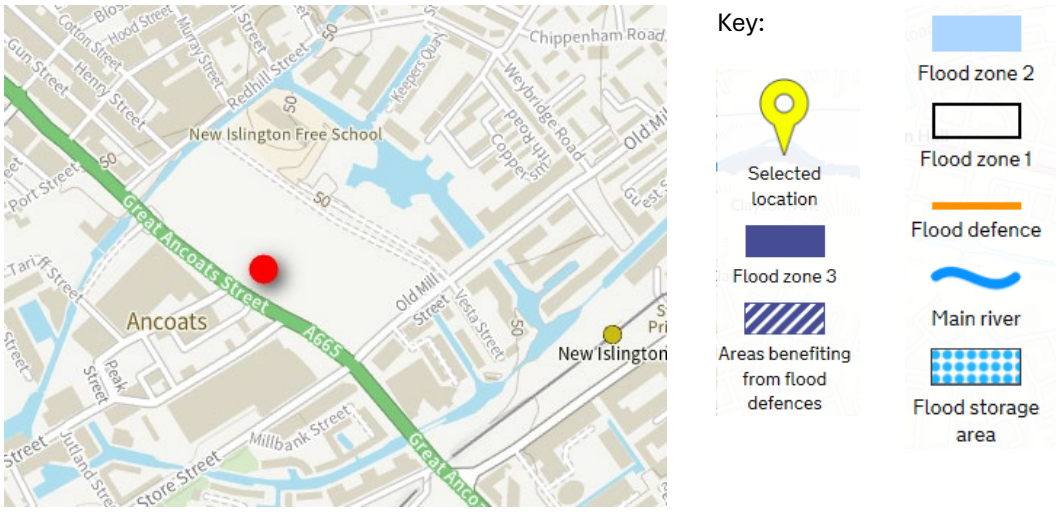
- Ashton Canal Lock Keepers Cottage Beside Lock Number 2 At Islington Branch Junction Basin
- Ashton Canal Lock Number 2 Off South End Of Vesta Street

2.34 To the west of the Site the current Stocktons Furniture Shop is housed in the former Iron and Steel Warehouse, that is not listed or on a local list, but is an historic structure recorded in the HER (HER 11406.1.0).

2.35 There are no heritage assets located on the Site itself.

Environmental Designations

2.36 The site is located within Flood Zone 1, as shown in the **Figure 2.7** taken from Gov.UK Flood Map for Planning website. The Site is therefore at low risk of flooding.



^ Figure 2.7

Planning History

2.37 In July 2019 a planning application was submitted for the Creation of a 440-space public car park for a temporary period of 2 years. The application (ref. 124181/VO/2019) was approved by MCC's Planning Committee, and the permission was granted in October 2019.

2.38 The permission was the subject of a successful Judicial Review by the lobby group Trees Not Cars which challenged the decision to grant planning permission to build a car park next to a primary school. The LPA's decision was overturned in February 2021.

2.39 Chapter 3 will now present details of the Proposed Development.

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3. The Proposed Development

Application Proposals

3.1 The application proposals present an opportunity for the delivery of a new public park, including areas of lawn, hard and soft landscaping and a range of seating areas for the use and enjoyment of residents, office workers and visitors to the City, and which form a key part of the delivery of the Central Retail Park SRF area.

3.2 The proposals are summarised in this Chapter – further information is set out in the Design and Access Statement prepared by Planit.

3.3 The application proposes the following:

"Full Planning Application for the creation of a new Public Park and associated works" ("the Proposed Development").

3.4 The Landscape Masterplan is included in **Figure 3.1** below.



^ Figure 3.1 Landscape Masterplan

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Consultation

3.5 The application proposals have been developed by an experienced project team in consultation with Planning Officers at MCC, as well as Highways Officers and in liaison with other relevant consultees including access groups and Greater Manchester Design for Security. The proposals have also been developed in coordination with the project team bringing forward the proposals for the adjacent Phase One site, to ensure that the two schemes are able to come forward in a seamless manner. The Phase One application is submitted concurrently with the Park application.

3.6 Pre-application consultation has also taken place on the proposals in a series of meetings with Ancoats and Beswick Ward Councillors and also with neighbouring residents and businesses. Further details on the consultation undertaken is within the Statement of Consultation prepared by Counter Context.

Summary of the Proposed Works

3.7 The Proposed Development delivers the following key features:

- The design has accounted for the significant 5m level changes within the existing site between the northwest and south east of the Site through the combination of stepped and ramped access routes.
- An accessible route into the new Park is created from the intersection of Great Ancoats Street and Old Mill Street. Other alternate access points are also available via steps further up Great Ancoats Street. This successfully develops a green buffer to the busier road and sets the user back into a more enclosed green landscape.
- A timber boardwalk connects the new Park through to Cotton Fields Park, along with a wayfinding strategy, including totems and fingerposts, to guide users into and through the new Park.
- The Park design incorporates a variety of materials to tie into the surrounding areas whilst providing an accessible and permeable solution.
- A range of planting types have been designed into the Park to increase the biodiversity and ecological benefits of the site, this will include the planting of 96 no. new trees and the delivery of 659 sq. m of new lawn space.
- The drainage strategy for the Park focuses on the discharge of surface water to permeable surfaces and filter drains.
- A combination of lighting features are included through the new Park, including lighting columns, furniture lighting and tree uplighters, to create a practical and safe, yet aesthetic atmosphere.
- The proposal enhances active use in the space by providing an array of furniture items that allow users to interact through play, seating, socialising and recreation. The mix of seating areas allows for a total capacity of 435 people. Cycle storage is also provided.

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Description of Proposed Works

3.8 The Proposed Development includes the following:

Site Levels

- The design of the Proposed Development has accounted for the significant 5 metre level changes within the existing site between the northwest and south east of the Site. It should be noted that some of the groundworks and vegetation clearance within the Site (specifically those within the central corridor of the Site only) are included within the Phase One application proposals.

- To account for the level changes across the Site, nine sets of natural stone steps will be located throughout the Site, finished with tactile paving at either end and accompanied with handrails. The natural stone is proposed to be pennant sandstone with integrated high contrasting nosing with the tactile paving similarly comprising pennant sandstone. The sets of steps are designed with handrails with integrated lighting.

- The steps will each lead to terraced gardens, the approach taken to create usable level changes throughout the design. There will also be sloping ramps throughout the design to ensure it is accessible to all, in particular wheelchair users.

- Where necessary, level changes will be finished with gabion clad concrete retaining edges to ensure integrity. These are in-situ concrete retaining walls that are finished with gabion baskets secured with clamp bars. These will all be located within the southern half of the Site where the greatest level changes are.

Hard Landscaping

Footpaths

- Pedestrian footways will connect throughout the Proposed Development and comprise a variety of materials. In the north and south of the Site, it will largely be composed of exposed aggregate concrete and the edges will be finished with rock faced natural stone paving.

- There will be five areas of feature paving, comprising three smaller areas (two small areas in the northeast and one in the southeast of the Site) and two much larger areas. One will be located across the width of the Site where it interfaces with Great Ancoats Street, and the other centred in the Site creating a main walkway area connecting the park to both the Phase One development and subsequent Phase Two development. These five areas will all be made of natural stone paving with a rubbed finish.

- The pathways will be finished with a natural stone kerb edging using UK sourced sandstone. To mark the interfaces between changing materials, natural stone channels will be used.

Play Areas

- This connection of pedestrian footways will be broken up by other areas of hardworks with intended purposes. There will be three designated play areas underlain with Corkeen, a material composed of 100% natural cork. These will be located within the north of the Site and then two along the centre and east of the 'dogleg' of the Site along Great Ancoats Street.

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Boardwalks

- To provide direction through the Proposed Development, two types of boardwalks have been incorporated within the design. The first will be made of composite decking in a colour comparable to coppered oak and will be located within the north of the Proposed Development. The second type will be located within Cotton Field Park and facilitate a seamless connection between the existing park and Proposed Development. This will be made of hardwood timber decking to match that which already exists within Cotton Field Park.

- Loose gravel will be located adjacent to the boardwalk in the north of the Site and will be used as a 'boardwalk planting area'.

Stone Walls

- Three natural stone walls are proposed as part of the design. One is located in the northwest corner of the Site and two are located on the east edge of the northern central lawn and adjacent ornamental flowering. They will provide additional security for the Proposed Development.

Soft Landscaping

- The softworks include all planting within the Proposed Development and comprises amenity turf, trees and planting mixes.

- Amenity turf is proposed to be laid in three locations, two of which function as central lawns within the design and the other being a smaller lawn in the south of the Proposed Development. The proposed seed mix will include fine leaved rye grass and smooth stalked meadow grass. These lawns will be finished with a natural stone kerb edging using UK sourced sandstone.

- Twelve trees will be removed within the Site to allow for the construction of the Proposed Development. They are located along Hugh Oldham Way and parallel to Great Ancoats Street. These trees have all been identified as low to moderate in quality. An additional 96 trees are proposed to be planted and are assumed to comprise an even split between native and non-native species. All trees located on hardstanding will be protected with a tree grille.

- There are three proposed planting mixes for the vegetation in the Proposed Development. The first mix is defined by ornamental flowering and will be used in the majority of designated planting areas within the Site. The second planting mix comprises wildflower grassland and will be used along the banks adjacent to Great Ancoats Street and also against the boundary of the Phase One development in the southwest corner of the Site. The third planting mix comprises native habitat and this will be used within one large area of planting which borders the Phase One development in the north of the Site.

Street Furniture

Gates

- Where the Proposed Development connects with Cotton Field Park, four gates are proposed along Hugh Oldham Way. The existing fence line of the Site is proposed to be moved north of the Hugh Oldham Way to align with these access points.

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Play Areas

- Within two areas of Corkeen hardstanding, a play area and/or outdoor exercise area are proposed, one within the north of the Site and the other in the southeast. The equipment will be chosen to tie in with the historic interpretation theme of the Proposed Development.

- In the southwest of the Site, three areas of native habitat will have play features incorporated. These include a stainless-steel slide, play stepping stones that will be incorporated into the slopping edge of the ground and a raised Corkeen path through planting. Along a fourth area of native habitat, within the 'dogleg' of the Proposed Development, a 2 m climbing traversing wall is proposed.

Seating Areas

- Fourteen bespoke timber slat benches will be located throughout the Site, edging areas of planting and providing seating along the footways. These will include arm rests and approximately 50% of each bench will include a backrest. They will be made of Forest Stewardship Council UK ("FSC") certified hardwood timber, with a galvanised steel frame. There will similarly be three bespoke timber slat benches on stone plinths located within the Site. Two are in the northwest of the Site and the other in the south. All three line the edges between hardstanding areas and those of planting and grassland. These will also serve as an additional security measure for the Proposed Development, creating a vehicular secure line.

- Timber seating cubes will be located in clusters throughout the Proposed Development, notably in the northeast corner, nearby the interface with the Phase Two site, southwest corner and southeast corner. This will also be made of FSC certified hardwood timber.

- Four timber slat loungers made of FSC certified hardwood timber with galvanised steel frames will be located in the north of the Site, overlapping and connecting an area of ornamental flowering and a public footway.

- Approximately 16 sets of timber picnic table and benches will also be incorporated throughout the Proposed Development, similarly, using FSC certified hardwood timber. This will be located on hardstanding ground, lining the edges of one central lawn, two other areas of planting and the New Islington Marina. These are located in the southern half of the central corridor of the Proposed Development as well as the connection with Cotton Field Park.

- Spill out seating is also proposed within the design. However this is expected to be provided and decided upon by future developments within the vicinity to accommodate growing numbers of park users.

Cycle Parking

- A total of 54 cycle spaces have been proposed within the design and these will comprise stainless steel cycle stands which occupy two bikes each. The size of these will be approximately 750 mm x 750 mm.

Waste Bins

- 30 bins will be located throughout the Proposed Development and will include 15 for general waste and 15 for recycling waste. This will be approximately 1000 mm high, 450 mm wide and 550 mm deep.

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Biodiversity

- Six bee posts are proposed as part of the design. These will be cast of concrete and will be located in the south east and the north of the Site. Additionally, there will be two bird posts which will be located on a tall post to tie in with the design of those in Cotton Field Park already.

- For utilities, there will be two external water points. The exact location and specification of these is subject to change but indicatively will be located in the southeast corner and north of Site. Similarly, there will be two pop up power points approximately located in the north and the centre of the Site.

Wayfinding and Bollards

- To support accessibility and usability of the Proposed Development, a variety of wayfinding structures are proposed. These include:

    - Two gateway markers located at both the north and south of the Site,

    - Two fingerposts located in the centre and south of the Site, and

    - Three interpretation posts located in the north, south and southeast of the Site.

- To manage access within the Proposed Development, bollards have been incorporated within the design. Static bollards will be located within footways throughout the Site, notably across the proposed interface with the Phase One development, and any key entrances along Great Ancoats Street. One protective manual telescopic bollard will be installed to manage and allow for maintenance access within the Proposed Development. This will be in the northeast corner of the Site in the centre of a footway.

Lighting

- The lighting design comprises a range of features with a variety of design and practical purposes. These include:

    - 40 lighting columns are scattered throughout to provide strategic lighting to the walkways throughout the design;

    - 36 LED light strips to illuminate handrails and balustrades, further increasing accessibility for the park users during levels of low natural lighting;

    - 19 lighting bollards predominantly positions to highlight the edge of walkways;

    - Three lighting features to wayfinding signs;

    - 58 uplighters to trees;

    - 42 LED light strips to seating items; and

    - Four gateway lighting features.

Access

- Pedestrian, including accessible access, to the Park will be from Great Ancoats Street to the south west and from Cotton Fields Park and Hugh Oldham Way to the north-east.

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- There will also be a pedestrian link to the north west (into Phase One) and there is an intention for a link to the south east in due course at which point Phase Two comes forward. There will be both stepped access routes and accessible routes through the Park.

- Vehicular access for servicing and emergency vehicle access from Hugh Oldham Way, connecting to Old Mill Street. Controlled by drop/removable bollards within the park boundary.

- The design of the new park is intended to improve pedestrian connectivity between Great Ancoats Street and the wider Ancoats and New Islington area, this includes linkages through Cottonfield Park, during daylight hours, when it is open to the public. Due to this objective and the 24-hour operation of the proposed adjacent Manchester Digital Campus, the new park will be open to the public 24-hours a day.

- Access and egress to the northern end of the new park will be maintained to Old Mill Street when Cottonfield Park is closed, as part of the development of the Phase 2 site, or in the event of that development not being brought forward in advance of the completion of the park, via a dedicated access route between the new park and Old Mill Street.

3.9 **Chapter 4** will now present details of the local planning policies which are relevant to the Proposed Development.

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4. Local Planning Policies

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The Site is located within the administrative control of MCC. The relevant Development Plan therefore comprises:

- MCC Core Strategy 2012-2027 ('CS');
- The 'saved' policies of the Unitary Development Plan ('UDP'); and
- Places for Everyone 2024.

4.3 The local planning policy context is outlined below; national policy is introduced in **Chapter 5**.

Adopted Local Plan

Manchester Core Strategy

4.4 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document ('DPD') within the Local Development Framework ('LDF'). The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester's future development. Details of the policies which are most relevant to the Proposed Development are outlined in **Appendix 1**. The key policies are as follows:

- Policy SO1 Spatial Principles
- Policy SP1 Spatial Principles
- EC1 Employment and Economic Growth in Manchester
- Policy EC3 The Regional Centre
- Policy EC5 East Manchester
- Policy DM1 Development Management
- Policy EN1 Design Principle and Strategic Character Areas
- Policy EN3 Heritage
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN5 Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure
- Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 Adaptation to Climate Change
- Policy EN9 Green Infrastructure
- Policy EN11 Quantity of Open Space, Sport and Recreation

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- Policy EN12 Area priorities for Open Space, Sport and Recreation
- Policy EN14 Flood Risk
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN16 Air Quality
- Policy EN17 Water Quality
- Policy EN18 Contaminated Land and Ground Stability
- Policy EN19 Waste
- Policy T1 Sustainable Transport
- Policy T2 Accessible Area of Opportunity and Needs

Saved Policies of the Manchester Unitary Development Plan

4.5 A large number of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The policies relevant to the Proposed Development are outlined in **Appendix 2**. The key policies are as follows:

- Policy DC19.1d (Listed Buildings) – requires new development preserves and where possible enhances the setting of listed buildings.
- Policy DC26 (Development and Noise) – aims to ensure there are no unacceptable noise impacts arising from new development proposals.
- Policy DC20 (Archaeology) – requires careful consideration to be given to development proposals which affect sites of archaeological interests.
- Policy DC26 (Development and Noise) – states that the impact of development proposals on noise is to be considered.

Places for Everyone

4.6 Places for Everyone ("PfE") is a plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth that covers the period from 2022 up to 2039. The plan was adopted on 21 March 2024 and comprises of the following documents:

- Places for Everyone Joint Development Plan Document
- Places for Everyone Policies Map
- Places for Everyone Adoption Statements
- Schedule of minor non material editorial amendments
- Integrated Assessment Reports (including the Sustainability Assessment).

4.7 A list of Policies within PfE that are relevant to the Proposed Development are set out in **Appendix 3.** The key policies are as follows:

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- JP-Strat1 - Core Growth Area
- JP-Strat2 - City Centre
- JP-S1 - Sustainable Development
- JP-S2 - Carbon and Energy
- JP-S4 - Flood Risk and the Water Environment
- JP-S5 - Clean Air
- JP-S7 - Resource Efficiency
- JP-G6 – Urban Green Space
- JP-G8 - A Net Enhancement of Biodiversity and Geodiversity
- JP-P1 - Sustainable Places
- JP-P2 – Heritage
- JP-P6 – Health
- JP-C1 - An Integrated Network
- JP-C5 - Streets for all
- JP-C6 - Walking and Cycling
- JP-C8 - Transport Requirements of New Development

Supplementary Planning Documents and Planning Guidance

4.8 In addition, MCC has also adopted a number of Supplementary Planning Documents ("SPD").

Guide to Development in Manchester SPD

4.9 The Guide to Development in Manchester SPD was adopted in April 2007 sets out the design principles and standards that the MCC expects new development to achieve. The key principles and standards are set out in **Appendix 4**.

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Other Relevant Planning and Regeneration Documents

Central Retail Park Strategic Regeneration Framework 2023

4.10 The Strategic Regeneration Framework ("SRF") for the former Central Retail Park has been prepared by MCC with input from the Government Property Agency ("GPA")[2] who it is understood has a need for commercial offices in Manchester.

4.11 The vision set out within the SRF is *"to create a new high-quality, sustainable office district with attractive public realm at its centre. A new park will provide an appealing green space and recreational facility for the local residents, new office workers, employees, and visitors. The proposals build upon the strategic location of the site and its strong connections to the city centre and transport networks."*

4.12 This vision aims to support MCC's aspirations to drive economic growth through the provision of new high-quality Grade A offices to attract new companies to Manchester. It is proposed the future redevelopment of the Site will include ancillary retail and leisure accommodation, providing attractive new facilities for local people who live and work in the area as well as the new working population which ovthe Site will accommodate.

4.13 The redevelopment of the Former Central Retail Park is a long-standing strategic priority for MCC, and the SRF is a material consideration in the determination of planning applications within the SRF area.

4.14 The SRF identifies site opportunities and parameters for the Central Retail Park site, as follows:

- **Retention of the existing trees and integration of the culvert** – Existing trees present an opportunity to act as noise, air quality and visual buffers to the site, and should be retained where possible. The existing culvert (Shooters Brook) will also be surveyed.

- **Great Ancoats Street Environment** – The potential to improve the site's relationship and active frontage to Great Ancoats Street is encouraged. There needs to be a focus on providing a welcoming and attractive environment that offers a unique experience. Mitigation measures need to be considered to address traffic, access, air quality, and noise pollution of Great Ancoats Street.

- **Levels** – There is a significant change of level across the site with an approximate 5 metre difference between the southern and northern corners of the site (rising to the North). The level difference creates an opportunity to connect to the surrounding context and explore creation of a service and operation under croft for parking and servicing activities.

- **Extension of Cotton Field Park** – There is an opportunity to extend Cotton Field Park across the site, towards Great Ancoats Street, increasing connectivity and cohesion. The new public realm within the site will take influences from the character of Cotton Field Park but ultimately have its own distinct appeal and design.

- **Pedestrian Arrival Gateways** – The intention is to link new gateways to pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter, creating a pedestrian friendly environment. The extension of the park creates the opportunity to increase

[2] According to the SRF, *"GPA is an Executive Agency of the Cabinet Office and a national organisation, working with government departments across the UK. GPA delivers property and workplace solutions across government, delivering benefits through efficient and effective use of the civil estate."*

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permeability within the site which enhances connections to its surrounding context, creating more usable pedestrian environments. The intention is to prioritise pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter.

- **Cycle routes** – The existing cycle routes are fragmented, however, there is an opportunity to extend the cycle paths to allow for greater connections. Cycle-friendly routes through the site will maximise permeability and create an area focused on people. This in turn will help in establishing a sense of 'place,' promoting more social interactions within the scheme and encouraging people to visit using their cycles.

4.15 In terms of place making, form and layout, the SRF states the following in respect of Development Parcels:

"A key driver for the development of the former Central Retail Park is to deliver a new green space at the centre of the site, which results in two distinct office developments at either end, linked by the new park."

4.16 It respect of form and layout, the SRF states:

"A small-scale leisure and retail building could occupy part of the green space and respond to the human scale of this space. The green space will be arranged with a series of hard and soft landscaped areas for use by local residents, workers and the wider public."

4.17 Regarding, public realm the SRF states (inter alia):

"The integration of uses, built environment, and place making will collectively facilitate a new high-quality district that will act as a catalyst for the site's regeneration.

Whilst it is important to consider the local context, it is equally important that the development creates its own distinct character. The site will focus on creating a place that is unique to the existing public offering as it builds upon the already successful districts making this part of east Manchester a go-to destination.

A significant new green space at the centre of the site will be known as "The Garden". This will help stitch the site into its local context and provide a connection between two development parcels."

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4.18 The SRF includes an indicative parameters plan demonstrates how the individual design drivers and development principles could be realised (as shown in **Figure 4.1** below):



^ Figure 4.1 Indicative Parameter Plan (taken from the SRF)

4.19 The SRF also includes an illustrative masterplan which breaks the Site down into four sub-areas as follows:

4.20 **The Garden** - an inclusive space accessible to all users. The SRF describes this as the largest green space on the site which will sit at the centre of the masterplan, and will be very closely linked to Cotton Field Park through both strong physical connections and also extending the design language of the park through the materials palette of hard and soft landscape. The SRF envisages it could provide a range of spaces from terraced lawns and informal seating to lush planting with seasonal interest – all punctuated with large specimen trees. The Garden will provide important usable green space and represents the opportunity to enhance wellbeing for both the resident workforce and general public.

4.21 The use of water is also encouraged within The Garden to provide animation through movement, reflective pools, SUDs and ecological benefits in addition to using water in combination with the substantial level change which provides an exciting opportunity to cascade the park down towards Great Ancoats Street through generous terraces and a sweeping accessible route which could also provide a *"welcoming frontage"* and a link between Great Ancoats street and Cotton Field Park.

4.22 **The Boulevard** – is a major east-west thoroughfare linking all of the key offices in Phase One with a direct axial view down to The Garden. It will provide an important setting to the offices and form a key pedestrian arterial route within the site, creating the opportunity for a relaxed ambience with lush planting islands and a strong avenue of specimen trees providing a unique sense of place.

4.23 The boulevard facilitates access to the main entrance points of each of the offices and *"will be a combination of hard and soft landscape that links closely to the design language and materiality of the Canal Piazza to the west and The Green to the east"*.

4.24 **Canal Piazza** – this will form the main arrival point into the Site for pedestrians arriving into site from the wider city centre. The SRF states *"It provides the opportunity to create a high-quality public piazza that embraces the canal and waterfront setting, and with a welcoming and accessible design that provides movement and dwelling space. The space could be anchored centrally by a piece of artwork/sculpture that would make the space instantly identifiable and recognisable as a key orientation point within the masterplan."*

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4.25 The SRF *continues "The mature trees to the Great Ancoats Street/Canal corner should be retained and the design of this space should celebrate the listed canal heritage features located here and also respond to the context of Ancoats Conservation Area to the west of the site. There is a stepped pedestrian footbridge over the canal into the masterplan area from the centre of Ancoats that needs to be considered as part of the wider design and connect visually and physically to both the Canal Piazza and The Boulevard."*

4.26 **Great Ancoats Street** – the masterplan seeks to ensure an improved, greener frontage to Great Ancoats Street. Street trees and rain gardens are encouraged along the development frontage to create a strong green edge and important buffer between the highway and the public realm.

4.27 Active frontages are sought that will provide animation along the street with generous footways and attractive soft landscape. Façade arrangement and materials will be given careful consideration ensuring they both enhance and are complementary to the surrounding context whilst promoting visual activity. Existing trees should be retained where possible.

4.28 The SRF confirms that there willl be vehicular access required off Great Ancoats Street into a potential undercroft and *"the design of this should be carefully considered."*

Statement of Community Involvement

4.29 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ('SCI') which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.

4.30 **Chapter 5** will summarise relevant national planning policy.

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5. National Planning Policies

5.1 As outlined in **Chapter 4**, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.

5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be considered, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

5.3 The revised National Planning Policy Framework ('NPPF') was published by the Department for Levelling Up, Housing & Communities ('DLUHC') on 19 December 2023 and is a significant material consideration in planning decisions.

5.4 The relevant sections of the NPPF are set out in Appendix 5, which are as follows:

- Achieving Sustainable Development (Section 2)
- Decision Making (Section 4)
- Promoting Healthy and Safe Communities (Section 8)
- Promoting Sustainable Transport (Section 9)
- Making Effective Use of Land (Section 11)
- Achieving Well-Designed Places (Section 12)
- Meeting the Challenge of Climate Change, Flooding and Coastal Change (Section 14)
- Conserving and Enhancing the Natural Environment (Section 15)
- Conserving and Enhancing the Historic Environment (Section 16)

Planning Reform

5.5 The Ministry of Housing, Communities and Local Government is currently undertaking consultation on a series of proposed reforms to the National Planning Policy Framework and other changes to the planning system. This consultation ran until 24 September 2024 and a new National Planning Policy Framework is expected by the end of 2024.

National Design Guide

5.6 The National Design Guide was published on 1 October 2019 by the Ministry of Housing Communities and Local Government, and illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

5.7 The Guide, which is a material consideration, sets out that well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics set out in Part 2 of the Guide are: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and, lifespan.

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National Planning Practice Guidance

5.8 On 6 March 2014 the DCLG published the National Planning Practice Guidance ("NPPG") web-based guidance. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this guidance is a material consideration that should be taken into account during the determination of planning applications.

5.9 **Chapter 6** will now appraise the Proposed Development in respect of the relevant local and national policy context.

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6. Planning Appraisal

6.1 Having introduced the Site and summarised the key Development Plan policies and other relevant material considerations, this Chapter provides an assessment of the Proposed Development in planning terms. The following matters will be considered in turn:

- Principle of the Proposed Development
- Contribution Towards Regeneration
    - Contribution towards the objectives of the Central Retail Park SRF
    - Local Job Creation
    - Socio-Economic impacts
    - Human Health Benefits
- Scheme Design
    - Designing out crime
- Historic environment
    - Impact on Archaeology
- Biodiversity and Ecology
- Sustainability and Climate Change
- Local Environment / Amenity:
    - Air quality
    - Noise and Vibration
    - Wind and Microclimate
    - Highways and Accessibility
    - Waste Management
- Flood Risk and Drainage
- Ground Conditions
- Pre-application Consultation

The Principle of the Proposed Development

6.2 The principle of developing a new public park on the FCRP site fully aligns with the social and environmental objectives of the NPPF, in that it will provide a new public open space that will support communities' health, social and cultural well-being and enhance the natural, built and historic environment, making effective use of land and improving biodiversity.

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6.3 The Park will also support the Spatial Objectives of MCC's Core Strategy, including Core Strategy Policy SP1 and Policy JP-S1 of Places for Everyone which supports sustainable development through maximising social and environmental benefits.

6.4 The new Park will also support the objectives of Section 8 of the NPPF, which seeks to achieve healthy, inclusive and safe places which promote social interaction through the delivery of high-quality public space and safe and accessible green infrastructure. Further, Section 11 of the NPPF seeks the effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment. The Proposed Development supports this in bringing Previously Developed Land back into productive use.

6.5 The Site is located within the Regional Centre and also within East Manchester (Core Strategy Policies EC3 and EC5 are therefore relevant) and the City Centre and Core Growth Area as identified by Places for Everyone (Policies JP-Strat1 and JP-Strat2). The priority for the delivery of new open space within regeneration areas, including within East Manchester is set out within Core Strategy Policy EN12.

6.6 The opportunity to create a new public park as part of the wider redevelopment of the FCRP site will support the successful delivery of surrounding employment opportunities, which also aligns with the economic objectives of the NPPF.

6.7 The vision for the redevelopment of the FCRP site for a new commercial district, along with the delivery of a new public park to serve both existing residents and communities, as well as future occupiers of the wider site, is set out within the Central Retail Park SRF (2023). This is considered in more detail below.

Summary

6.8 In summary, it is clear that the principle of the Proposed Development is entirely acceptable in the context of the relevant policies of the Development Plan and other relevant material considerations.

Contribution Towards Regeneration

6.9 The Proposed Development will make a meaningful contribution towards the ongoing regeneration of Ancoats and New Islington, and the wider Regional Centre. As outlined within both MCC's Core Strategy and Places for Everyone, the Regional Centre is the primary economic focus within the region and therefore its regeneration is a key consideration.

6.10 The redevelopment of the wider FCRP site for a new commercial district with a new public park at its core will bring about a range of benefits to Manchester and contribute positively to the ongoing regeneration of this part of the City.

Contribution towards the objectives of the Central Retail Park SRF

6.11 As outlined within **Chapter 2**, the Site is covered by the Former Central Retail Park SRF to guide the redevelopment of the Site. The SRF has been prepared having regard to national and local planning policy and the draft version was subject to consultation with the local community, businesses, landowners and other key stakeholders.

6.12 The scheme has been developed with careful consideration given to the SRF to ensure that it accords with its key principles and contributes positively towards its regeneration objectives for the area, as detailed below.

6.13 The redevelopment of the FCRP is a long-standing strategic priority for MCC, and the SRF is a material consideration in the determination of planning applications within the SRF area.

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6.14 The SRF for the wider FCRP site is clear in its vision for the site to deliver "*a new high-quality, sustainable office district with attractive public realm at its centre*". Specifically, ***"A new park will provide an appealing green space and recreational facility*** *for the local residents, new office workers, employees, and visitors"* (our emphasis).

6.15 The Proposed Development is therefore completely aligned with this vision and the new public park has been designed to achieve the key principles of the SRF as follows:

- **Place making –** The Proposed Development, when delivered alongside the proposed office development, will ensure the creation of a create a vibrant new destination for local residents, employees and visitors alike through the creation of a high-quality integrated development.

- **High quality development –**The SRF envisages a new green space at the heart of the FCRP site, which will deliver "a high-quality inclusive open space for the local community, workers and visitors". The Proposed Development will meet this key principle head on.

- **Connectivity –** The Proposed Development will result in new pedestrian linkages, making it easier, safer and more attractive to walk or cycle to and from the site and surrounding areas, which is a key principle of the SRF.

- **Sustainability –** The Proposed Development will aim to achieve the highest standards of sustainable design. Trees have been selected for their suitability to the conditions of the site. Many of the chosen species are native, evergreen or have potential uses as part of the SUDs strategy for the scheme. Similarly, plants include a mix of native and non-native species for biodiversity, plants for pollinators, evergreen species for all year round interest and those that are more climate resilient.

- **Scale and mass –** The scale and mass proposed for the park is appropriate to the Site and the proposals for buildings elsewhere on the FCRP site.

- **Form and layout –** The public park provides an important role om separating the wider FCRP site into two developable areas, allowing a phased delivery. The two parcels of land naturally extend the urban grain of Ancoats and New Islington, stitching the site into its local context. The significant green park at the heart of the site complements the built elements and 'anchors' the masterplan, whilst also providing multiple new connections between the existing site surroundings.

- **Use –** The SRF envisages the former FCRP site will be developed primarily a commercial office led proposal aimed at delivering a significant amount of new office space. This will be complemented by a retail and leisure offer, as well as a new public park – which the Proposed Development will deliver.

6.16 The SRF identifies site opportunities and parameters for the Central Retail Park site, as follows:

- **Retention of the existing trees and integration of the culvert** – Existing trees present an opportunity to act as noise, air quality and visual buffers to the site, and should be retained where possible. The existing culvert (Shooters Brook) will also be surveyed.

- **Great Ancoats Street Environment** – The potential to improve the site's relationship and active frontage to Great Ancoats Street is encouraged. There needs to be a focus on providing a welcoming and attractive environment that offers a unique experience. Mitigation measures need to be considered to address traffic, access, air quality, and noise pollution of Great Ancoats Street.

- **Levels** – There is a significant change of level across the site with an approximate 5 metre difference between the southern and northern corners of the site (rising to the North). The level

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difference creates an opportunity to connect to the surrounding context and explore creation of a service and operation under croft for parking and servicing activities.

- **Extension of Cotton Field Park** – There is an opportunity to extend Cotton Field Park across the site, towards Great Ancoats Street, increasing connectivity and cohesion. The new public realm within the site will take influences from the character of Cotton Field Park but ultimately have its own distinct appeal and design.

- **Pedestrian Arrival Gateways** – The intention is to link new gateways to pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter, creating a pedestrian friendly environment. The extension of the park creates the opportunity to increase permeability within the site which enhances connections to its surrounding context, creating more usable pedestrian environments. The intention is to prioritise pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter.

- **Cycle routes** – The existing cycle routes are fragmented, however, there is an opportunity to extend the cycle paths to allow for greater connections. Cycle-friendly routes through the site will maximise permeability and create an area focused on people. This in turn will help in establishing a sense of 'place,' promoting more social interactions within the scheme and encouraging people to visit using their cycles.

6.17 Key features of the Proposed Development include:

- **Stepped and ramped access** which will deal with the 5m level change on site (Key Benefit)

- **Accessible materiality strategy** providing key benefits to the area in terms of access

- **96 new of trees and 659sqm of new lawn space**

- **Ecology and wildlife promotion** all of which link to the biodiversity and ecological enhancement key benefit of the site.

- **Permeable drainage solutions alongside a drainage strategy** providing a key benefit in terms of water management for the site.

- **Lighting columns, furniture lighting and tree uplighters** creating a comprehensive lighting strategy to ensure safety and a warm atmosphere

- **A mix of seating with total capacity at approximately 435 people** providing opportunities for rest and reflection

- **Opportunity for formal and informal play space** to encourage play and activity

- **Cycle storage** to facilitate sustainable travel to and from the Site.

- **Timber Boardwalk connecting through to Cotton Field Park** to enable a seamless link between the two areas of greenspace

- Wayfinding strategy including totems and fingerposts to ensure ease of use for all users.

6.18 In summary, the Proposed Development closely aligns with the vision and objectives of the FCRP SRF, recognising the parameters and maximising the opportunities to deliver the successful regeneration of the Site. The Proposed Development will therefore make a substantial contribution towards achieving the objectives of the FCRP SRF.

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Local Job Creation

6.19 The Park will result in a series of socio-economic impacts, which includes both direct and indirect job creation, as well as the social benefits which will be derived from the creation of a new public park. These are in line with Core Strategy Policy SP1 which supports significant further improvement of the City's economic performance and for the benefits of this growth to be spread across the City to reduce economic, environmental and social disparities. Further, this supports the vision of the Central Retail Park SRF in creating in creating a "*a new high-quality, sustainable office district with attractive public realm at its centre''*.

6.20 The socioeconomic benefits of the Proposed Development are set out in detail within the accompanying Public Benefits Statement and Chapter 19 'Socio-Economics' of the Environmental Statement (Volume 2 of the EIA) which forms part of the EIA, and are summarised below:

- The Proposed Development will create an estimated 60 gross direct construction full-time equivalent (FTE) jobs. This has been estimated using the construction cost of the Proposed Development of £8,200,000 and an average turnover required to support one construction job of £142,816. The average turnover is calculated at the North West level from the total construction turnover and construction employment.

- After assigning leakage, displacement and economic multipliers the estimates for total net additional FTEs is 25 for the Ancoats and Beswick and Piccadilly wards, with a total of 89 jobs created in the Greater Manchester Combined Authority area.

- Providing opportunities to local people who are currently unemployed or with poor labour market contributions, and/or through apprenticeship opportunities providing wider social value in the borough.

- The GVA for the construction of the scheme can be estimated at approximately £6 million reflecting the net direct and indirect employment in the Ancoats and Beswick and Piccadilly wards, along with the rest of Greater Manchester Combined Authority.

- Once complete, the Park will require ongoing operational maintenance, which will include waste removal, refurbishment and replacement of street furniture, maintenance of the drainage system when needed and general upkeeping of the landscaping and vegetation. This is expected to generate 4FTE new jobs.

- The Applicant is committed to working with MCC's Work & Skills Team to ensure that employment opportunities resulting from the Proposed Development are made available to Manchester residents through the existing recruitment offer and allow hard-to-reach groups an equal opportunity to be successful in applying.

Other Socio-Economic Benefits

6.21 The development of a new public park on the FRCP site will also result in a number of other socio-economic benefits. These are set out in detail within the supporting Public Benefits Statement, and are summarised below:

- **Health and Wellbeing** - Promote positive outcomes for the health and wellbeing of residents and workers through the provision of access to a well-designed and well maintained public park, which can:

    - Improve physical and mental health by encouraging people to walk more, to get active, or enjoyment of a green and natural environment.

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- Providing a new destination for those looking to visit and enjoy greenspace, and a new, attractive walking route for those travelling through or visiting the surrounding uses.

- The provision of trees, grass and planting are also good for children, helping them to experience being amongst nature and stimulating creative play.

- **Reducing Crime** - Reducing crime and the fear of crime through the creation of a new, well-designed park on what is a currently vacant, underused, private site with no public access will provide safe access and walking routes, with public use providing natural surveillance, as follows:

    - The Park design promotes and ensures natural surveillance to allow clear sightlines, reducing hidden areas where anti-social behaviours may occur. Where appropriate and required planting can be kept lower with more single stem tree species that allow for visual sightlines across the landscape.

    - The Park has been designed with safety and security considerations at the forefront to ensure all users feel comfortable accessing the space. This includes ensuring inclusive design, and ensuring all users, especially vulnerable groups, and those with disabilities feel safe accessing and using the space.

- **Community Cohesion** - Providing a new public park for people to come together promoting community cohesion and respectful coexistence.

Human Health benefits

6.22 The human health benefits of the Park will include the social benefits from delivery of improved accessibility and a safe and well-designed space to minimise opportunities for crime. Other human health impacts include those resulting from the change in land use from a derelict, underused plot with some young woodland, scrub, and grassland, to a public park with managed landscaped areas, resulting in an improved environment for local residents, local business and their workforce, and visitors.

6.23 Once operational, the Proposed Development will provide:

- a new recreational and educational facility for local schools

- a new recreational facility for local residents, workers and visitors to the area

- an improved through route for those using local facilities (including the New Islington Medical Practice, Urban Village Medical Practice and Co-op Academy New Islington; Cotton Field Park)

- a more visually amenable setting for users of Public Rights of Way ("ProW") and open spaces to enjoy, thus encouraging increased use of these active travel routes and outdoor spaces

- increased permeability through the urban landscape which is a benefit to pedestrians by cutting journey times.

- Improved accessibility to walking routes, supporting human health

- Improved townscape amenity by changing the appearance of the Site

- Increased green space and open space facilitating recreation and leisure-time activities

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- Improved accessibility to walking and cycling routes, supporting the human health of users of educational facilities as well as safer and more amenable routes for students to travel home.

6.24 This is likely to lead to an increase in recreational activities and exercise, which will improve the mental and physical health and wellbeing of local residents. This will indirectly lead to a reduced pressure on health and social care services in the local area.

Summary

6.25 In summary, the Proposed Development would make a significant contribution towards the regeneration objectives for the FRCP site that are set out within the SRF, through the delivery of a new public park at the heart of a new sustainable office district, which will deliver a series of socio-economic and human health benefits to local residents, new office workers, employees, and visitors.

6.26 The Proposed Development is therefore in line with the overarching objectives of the NPPF, Core Strategy Policies SP1, EC1, EC3 and EC5 and Places for Everyone Policies JP-Strat1, JP Strat2 and JP-P6, along with the Central Retail Park SRF.

Scheme Design

6.27 As described in **Chapter 3** of this Statement and within the Design and Access Statement, the Park will deliver a new area of public realm which will form the heart of a new sustainable office district, and a key part of the Central Retail Park SRF area.

6.28 The Park has been designed by experienced Landscape Architect practice Planit, in consultation with the design team of the neighbouring Phase One proposals as well as relevant consultees, including Greater Manchester Police Design for Security officers and access groups, and in accordance with the National Design Guide and the key principles and standards of MCC's Guide to Development SPD.

6.29 The Park design includes areas of lawn, hard and soft landscaping and a range of seating areas to create an accessible, meandering journey through the space, that welcomes the user to dwell and spend time, actively amongst the landscape, and will include the following key benefits:

- The design has accounted for the significant 5m level changes within the existing site between the northwest and south east of the Site through the combination of stepped and ramped access routes.

- An accessible route into the new Park is created from the intersection of Great Ancoats Street and Old Mill Street. Other alternate access points are also available via steps further up Great Ancoats Street. This successfully develops a green buffer to the busier road and sets the user back into a more enclosed green landscape.

- A timber boardwalk connects the new Park through to Cotton Field Park, along with a wayfinding strategy, including totems and fingerposts, to guide users into and through the new Park.

- The Park design incorporates a variety of materials to tie into the surrounding areas whilst providing an accessible and permeable solution.

- A range of planting types have been designed into the Park to increase the biodiversity and ecological benefits of the site, this will include the planting of 96 no. new trees and the delivery of 659 sq. m of new lawn space.

- The drainage strategy for the Park focuses on the discharge of surface water to permeable surfaces and filter drains.

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- A combination of lighting features are included through the new Park, including lighting columns, furniture lighting and tree uplighters, to create a practical and safe, yet aesthetic atmosphere.

- The proposal enhances active use in the space by providing an array of furniture items that allow users to interact through play, seating, socialising and recreation. The mix of seating areas allows for a total capacity of 435 people. Cycle storage is also provided.

Designing Out Crime

6.30 Core Strategy Policy DM1 requires that all development should have regard to community safety and crime prevention. This is in line with Paragraph 95 of the NPPF which supports consideration of public safety. Further JP-P1 of Places for Everyone requires developments to design out crime and terrorism and reduce opportunities for anti-social behaviour.

6.31 The Park design has been developed in liaison with a specialist security consultant and also with a Design for Security Officer at Greater Manchester Police. A Crime Impact Statement is submitted as part of the application.

6.32 As is outlined within the Design and Access Statement, safety and security within public realm spaces is vital to ensure all users feel comfortable accessing greenspace, to prevent crime and to enhance the quality of life through effective management and Secure by Design considerations that foster a safe and welcoming environment. As such the Park design includes the following:

- Secure by Design considerations have been reviewed and included within the security and safety strategy for the Park.

- Natural surveillance is promoted to allow clear sightlines across the Park, reducing hidden areas where anti-social behaviours may occur, through the use of appropriate planting.

- The Park is predominantly pedestrianised and Hostile Vehicle Mitigation (HVM) measures have been included, whilst also allowing access for any necessary maintenance and emergency vehicle access.

- A CCTV strategy will be considered at the detailed design stage, with the opportunity for cameras to be strategically placed to cover key areas such as entrances and main gathering spaces.

Summary

6.33 The Proposals are therefore in accordance with Sections 12 and 15 of the NPPF, the National Design Guide, Core Strategy Policies DM1, EN1, EN9, EN11, Places for Everyone Policy JP-P1 and the Central Retail Park SRF.

Historic Environment

6.34 The Site is located in close proximity to the Ancoats Conservation Area (the south eastern boundary of which runs along the boundary of Redhill Street which forms the north west boundary of the wider FCRP site) as well as a number of Grade II listed buildings.

6.35 Section 16 of the NPPF outlines that LPA's "*should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance*." Importantly, proposals that *'preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'*

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6.36 Further, Core Strategy Policy EN3 notes that the Council will encourage development that complements the distinct historic and heritage features of its districts and neighbourhoods, which supports Saved UDP Policies DC18 and DC19. Places for Everyone Policy JP-P2 also outlines that opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

6.37 The Heritage Statement (EIA Volume 3, Appendix 12.2) assesses the impact of the Park on the significance of built heritage assets and concluded that the impact of the Proposed Development would have a negligible beneficial impact upon the setting of the surrounding designated heritage assets.

6.38 The Proposed Development would be substantially screened from surrounding designated heritage assets by the Phase One development, so would have limited visual impact upon the setting of these assets.

6.39 Combined with both Phases 1 and 2, the Proposed Development would reinstate urban grain across the FCRP site, with reference to the historic street plan, and would enable understanding of the former route of Shooter's Brook, enhancing understanding of the development of Ancoats from its early development focussed around Shooter's Brook to large-scale industrialisation to the north of the Rochdale Canal. This will result in a negligible beneficial impact on designated heritage assets.

6.40 Overall, the Proposed Development will introduce public benefit to the area – as outlined earlier in this Chapter - by developing the vacant site into a new community resource and the extension of the public realm in combination with the Phase One Development would reestablish a more coherent setting for the designated assets of the mills, canals and Shooters Brook area.

Impact on Archaeology

6.41 Core Strategy Policy EN3 sets out that new developments are to be designed to support the preservation or enhancement of the historic environment including archaeological remains, which is also in line with Saved UDP Policy DC20.

6.42 The Archaeological Desk Based Assessment (EIA Volume 3, Appendix 12.1) has considered a 250m study area around the Site and identified a 28 designated heritage assets, comprising 26 listed buildings and two conservation areas and 139 non-designated assets (within a 200m radius).

6.43 The Site underwent rapid and expansive change during the Industrial period, and particularly in the 19th century. This included the construction of large industrial buildings such as Shooter's Brook Iron Works as well as extensive groupings of purpose-built workers' housing, the archaeological remains of which, may survive beneath the concrete cap that currently covers the majority of the Site.

6.44 The Proposed Development includes only partial groundworks, with the vegetation clearance and earthworks of the central corridor of the Site being undertaken by the Phase One development. Therefore, only the vegetation clearance and earthworks within the 'dogleg' of the Site parallel to Great Ancoats Street and within the connection to Cotton Field Park are within the scope of the Proposed Development.

6.45 The existing concrete will be retained and built on-top of instead, removing the need to 'break' ground and minimising the amount of waste produced. Therefore, there will be no subsurface archaeological impacts from the proposed scheme.

Summary

6.46 The Proposals are therefore in accordance with Section 16 of the NPPF, Core Strategy Policy EN3, Saved UDP Policies DC18 and DC19 and Places for Everyone Policy JP-P2.

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Biodiversity and Ecology

6.47 Section 15 of the NPPF promotes the enhancement of the natural and local environment. Further Core Strategy Policy EN15 outlines that biodiversity and geological value are to be maintained or enhanced throughout the city. This is supported by Places for Everyone Policy JP-G6 and JP-G8, which seeks a measurable net gain in biodiversity of no less than 10%.

6.48 Chapter 8 'Biodiversity' of the Environmental Statement (Volume 2 of the EIA), considers the potential ecological impacts of the Proposed Development within a defined study area.

6.49 The Proposed Development would result in an increase in habitats in terms of area and quality (through grassland, shrub, and tree planting) to ensure that sufficient and increased habitat is provided. This is supported by a Biodiversity Net Gain assessment which shows for area habitats, the post-development scenario results in a total net % change of 199.72%, meeting the requirement for a 10% uplift in biodiversity units.

6.50 It should be noted that biodiversity net gain has been calculated using a baseline position which assumes the Site has already been cleared and therefore has a low biodiversity score. This is due to the fact that the site clearance works form part of the proposals for the adjacent 'Phase One' part of the wider site. The overall biodiversity net gain is likely to be less than 199% this when compared to the current position.

6.51 For watercourse habitats, whilst there is no net loss, the requirement for a 10% uplift in biodiversity units has not been met. Therefore, the Proposed Development is required to deliver 0.002 watercourse biodiversity units. This will be achieved through on-site enhancement, off-site enhancement, or purchasing biodiversity credits (either through a biodiversity banking scheme or statutory biodiversity credits).

6.52 During construction of the Proposed Development, there would be minor adverse impacts on a small number of biodiversity features including Rochdale Canal, Ashton Canal SBI, New Islington Marina, and Cotton Field Park (managed urban greenspace). This includes impacts from potential ground and water pollution incidents as well as habitat clearance within Cotton Field Park (an area of managed urban greenspace). As such appropriate embedded mitigation measures are incorporated into the Proposed Development to avoid and prevent effects.

Summary

6.53 The Proposals are therefore in accordance with Section 15 of the NPPF, Core Strategy Policy EN15 and Places for Everyone Policy JP-G6 and G8.

Sustainability and Climate Change

6.54 Section 12 of the NPPF supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.

6.55 Core Strategy Policies EN4, EN5 and EN6 all promote low and zero carbon development., with the Regional Centre to play a major role in this – this is supported by Places for Everyone Policies JP-S2 and JP-S7. Core Strategy Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces. MCC's Guide to Development SPD also sets out a series of design and environmental principles and standards for new development to achieve.

6.56 The Sustainability and Environmental Standards Statement details the features and commitments incorporated into the Proposed Development to ensure that relevant standards are met and

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exceeded where viable, in respect of Environmental Design, Energy, Water Management, Biodiversity, Waste Management and Construction Management, which include the following:

- **Environmental Design:**
    - Delivering a well-designed public park which will achieve a 199.72% net gain in biodiversity units.
    - Promoting and maximising accessibility through the infrastructure within the design.
    - Provision of new green infrastructure which is resilient to climate change and includes embedded mitigation.
- **Energy:**
    - Incorporating guidance within the Energy Hierarchy where applicable – with the only energy consuming features being high-efficiency LED lighting.
    - Retaining existing concrete foundations and minimizing the need for new material import.
    - Incorporation of low embodied carbon materials (e.g., Corkeen) into the scheme design.
    - Enhances active travel routes, therefore promoting low carbon transportation.
- **Water Management:**
    - Utilising Sustainable Drainage Systems (SUDS) within the design to minimise surface water run-off.
    - The Park design includes sufficient waste bins to prevent litter from reaching waterways.
- **Biodiversity:**
    - Creation of new open green space, which includes the planting of 96 native trees, 0.06 ha of modified grassland, and 0.06 ha of wildflower meadow, aiming for a 199.72% net gain in biodiversity units.
- **Waste Management:**
    - Construction practices will follow the waste hierarchy to reduce on site waste generation such as minimizing waste by the existing concrete slab being left in situ.
    - During construction segregating waste for high recycling levels and lowering the project's embodied carbon.
    - There will be 15 general waste bins and 15 recycling bins throughout the Park. Grass and vegetation maintenance waste will be composted and potentially returned to the site.
    - A Site waste management plan will be in place to detail the management of waste generated once the park is operational.
- **Construction Management**
    - The Construction Management Plan outlines plans for site logistics and maintenance such as wheel washing procedures, access routes and delivery protocols and best

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practice measures will be employed throughout the construction process by Biodiversity Protection, Noise Mitigation and Pollution Prevention.

- Construction waste will be managed through the drafted Site Waste Management Plan which will track waste disposal, minimize on-site waste generation.

- An Ecological Clerk of Works (ECoW) will oversee construction and pre-construction clearance.

Summary

6.57 The Proposals are therefore in accordance with Section 12 of the NPPF, Core Strategy Policies EN4, EN5, EN6 and EN8, Places for Everyone Policies JP-S2 and JP-S7 and MCC's Guide to Development SPD.

Local Environment and Amenity

Air Quality

6.58 Section 15 of the NPPF outlines that planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

6.59 Core Strategy Policy EN16 seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. This is supported by Places for Everyone Policy JP-S5 - Clean Air.

6.60 Chapter 7 'Air Quality' of the Environmental Statement (Volume 2 of the EIA), considers the potential air quality impacts of the Proposed Development.

6.61 The construction phase of the Park has the potential to generate dust and particulate emissions. However, with appropriate mitigation measures in place (included in the draft Construction Management Plan (Appendix 3.1 of the EIA)), these works will likely only generate temporary and negligible adverse effects at nearby receptors.

6.62 Once operational, the Park is not expected to generate any notable additional vehicular traffic and therefore there will be no emissions sources resulting from the operation of the Proposed Development. It will therefore be unlikely to have a significant effect on local air quality.

Noise and Vibration

6.63 The NPPF, in Section 15, supports planning decisions that contribute to and enhance the natural and local environment by preventing new development from contributing to or being adversely affected by noise pollution. This is reiterated by Core Strategy Policy DM1 and Saved UDP Policy DC26 which seek to protect any detrimental impacts upon amenity.

6.64 Chapter 15 'Noise and Vibration' of the Environmental Statement (Volume 2 of the EIA) assesses the potential impact of the Park with regards to noise and vibration during the both the construction and operational phases.

6.65 Once operational, the noise and vibration impacts of the Park are not predicted to be significant.

6.66 During construction of the Park, noise and vibration impacts are also not expected to be significant. Construction noise levels may temporarily increase during plant use nearest to the more sensitive receptors (including Cotton Field Park, Coop Academy New Islington School, New

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Islington Medical Practice and existing / proposed residential properties on Old Mill Street, Laystall Street, New Islington Marina, Keepers Quay and Cotton Field Wharf), however these are able to be mitigated through mitigation and enhancement measures, included in the draft Construction Management Plan (Appendix 3.1 of the EIA).

Wind and Microclimate

6.67 Section 12 'Achieving Well-Designed Places' of the NPPF outlines the intention to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. This is reinforced by Core Strategy Policy DM1 and Places for Everyone Policy JP-P1.

6.68 Chapter 18 'Wind and Microclimate' of the Environmental Statement (Volume 2 of the EIA) assesses the microclimate impacts, with a focus on the wind conditions at pedestrian level, within the proposed Park.

6.69 The wind analysis evaluates existing and proposed conditions, considering both the proposed new landscaping within the Park and the surrounding buildings. The Park will provide comfortable conditions for outdoor dining and sitting, with minimal areas of high wind speeds. The proposed trees will play a crucial role in enhancing wind comfort by acting as natural windbreaks, reducing wind speeds, and creating sheltered zones.

Highways and Accessibility

6.70 Section 9 of the NPPF promotes sustainable transport and this is reflected in Places for Everyone Policies JP-C1, C5, C6 and C8 and Core Strategy Policies T1 and T2.

6.71 The Transport Statement evaluates the transport related impacts of the proposed Park. It identifies that the it will have excellent accessibility to public transport, being near to a wide range of frequent bus, tram and rail services. It will also have good pedestrian connectivity to the surrounding local area via a variety of routes.

6.72 The proposed Park will also provide a local amenity that will encourage local trips by sustainable modes of transport, particularly on foot, by improving accessibility and linkages in the area that offer pleasant alternative routes to existing footways along local streets.

6.73 The Park is only anticipated to generate local trips with the vast majority being made on-foot, a few being made by bicycle and a negligible number by car. Many of these trips will also be linked, or pass-by trips, rather than trips made solely to access the Park. It will generate negligible additional vehicle trips. Consequently, use of the proposed Park will have a negligible impact on the operation performance of the road network and a minimal impact on pedestrian and cycling facilities and public transport services.

Waste Management

6.74 Core Strategy Policy EN19 requires all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

6.75 The Design and Access Statement, outlines that there is provision of 15 general waste and 15 recycling waste bins across the Park in key locations to ensure adequate waste provision for Park users. An Operational Management Plan and Maintenance Strategy is also submitted as part of the application which outlines that bins will be emptied on a daily basis, with flexibility built in to accommodate additional collection due to increased demand, either generally or at peak periods.

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6.76 A Site Waste Management Plan covering construction waste is also submitted as part of the application (EIA, Volume 3, Appendix 14.1) and Chapter 1 'Materials and Waste of the Environmental Statement (Volume 2 of the EIA) also considers the generation of waste resulting from the Park during construction and operational phases.

6.77 The operational waste that could be generated by the Park is anticipated to be negligible and would likely only consist of waste generated by day-to-day users of the Park and any vegetation maintenance waste. The management of this waste would prioritise non-landfill methods such as reuse, recycling or processed via Energy from Waste facilities with energy recovery and therefore negligible waste would go to landfill.

Summary

6.78 The Proposals are therefore in accordance with Sections 9, 12 and 15 of the NPPF, Core Strategy Policies EN16, EN19, DM1, T1 and T2, Saved UDP Policy DC26 and Places for Everyone Policies JP-P1, C1, C5, C6 and C8.

Flood Risk and Drainage

6.79 The NPPF, in Section 14, outlines that development proposals should ensure that flood risk is not increased elsewhere and that major developments should incorporate sustainable drainage systems where possible. This is supported by Core Strategy Policy EN14 and Places for Everyone Policy JP-S4. Further, Core Strategy Policy EN17 seeks to avoid any adverse impacts on water quality and minimise surface water run-off from development.

6.80 The Flood Risk Assessment (EIA Volume 3, Appendix 17.1) assesses the potential flood risks to and from the Proposed Development. The Environment Agency Flood Map for Planning, and Environment Agency Risk of Flooding from Rivers and Sea map, respectively show the Proposed Development is located in flood zone 1 and does not fall within the risk of flooding from the river (and sea). Hence, no mitigation measures are required.

6.81 The Proposed Development is categorised as 'Less Vulnerable' ("Buildings used for shops, financial, professional and other services"). As such, because it falls within flood zone 1, an Exception Test is not required in accordance with the Flood Risk Vulnerability and Flood Zone 'Compatibility'. A Sequential Test is also not required as the Site falls within flood zone 1.

6.82 The Risk of Flooding from Surface Water map shows there are small pockets of 'low' risk of surface water flooding at the Site, with no flood depths in a medium-risk scenario. Nevertheless, a significant area is at a 'very low' risk of surface water flooding.

6.83 The proposed Drainage Strategy for the Park utilises Sustainable Drainage Systems (SUDS) within the design to minimise surface water run-off and to prevent adverse effects on adjacent water bodies and drainage systems.

Summary

6.84 The Proposals are therefore in accordance with Section 14 of the NPPF, Core Strategy Policy EN14 and Places for Everyone Policies JP-S4.

Ground Conditions

6.85 The NPPF outlines in Section 15 that planning policies and decisions should ensure that a "*site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination*"'. This is reiterated by Core Strategy Policy EN18.

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6.86 Chapter 10 'Ground Conditions and Contamination' of the Environmental Statement (Volume 2 of the EIA) outlines that there will be negligible to minor effects on soil erosion, land contamination, soils re-use and waste soils as a result of the Proposed Development.

Summary

6.87 The Proposals are therefore in accordance with Section 15 of the NPPF and Core Strategy Policy EN18.

Pre-Application Consultation

6.88 In accordance with the guidance set out in Section 4 of the NPPF and MCC Statement of Community Involvement, the Applicant has sought to undertake a transparent and meaningful pre-application consultation exercise with the local community.

6.89 Full details of the pre-application community consultation process that was undertaken are provided within the Statement of Community Involvement prepared by Counter Context, which is being submitted in support of the planning application.

6.90 **Chapter 7** will now outline the key conclusions.

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7. Summary and Conclusions

7.1 This Planning Policy Compliance Statement has been prepared to support the application for full planning permission for a new public park, including areas of lawn, hard and soft landscaping and a range of seating areas, on land within the Former Central Retail Park ("FCRP") site, off of Great Ancoats Street, Manchester.

7.2 The wider FCRP site is to become a new commercial district with the new public park at its core, as envisaged within the Central Retail Park SRF. This new district which will bring about a range of benefits to the Manchester and contribute positively to the ongoing regeneration of this part of the City.

7.3 This Statement has demonstrated that the Proposed Development would accord fully with all relevant policies of the Development Plan. It would also make a substantial contribution towards the regeneration objectives for the former FCRP site that are set out within the SRF.

7.4 The Proposed Development derives further support from a range of other local policy documents which are material considerations in the determination of the planning application, including MCC's Core Strategy, Places for Everyone joint development plan document, the Guide to Development in Manchester SPD.

7.5 The application proposals have been developed by an experienced project team in liaison with relevant consultees. The proposals have also been developed in coordination with the project team bringing forward the proposals for the adjacent Phase One site, to ensure that the two schemes are able to come forward in a seamless manner. The Phase One application is submitted concurrently with the Park application.

7.6 The new Park will play a positive role in terms of the economic, social and environmental dimensions that shape sustainable development and would deliver a range of significant benefits to both the local residential, visitor and business community of Ancoats and New Islington and the wider City and Regional Centre:

Social

- Deliver a new public park for the use and enjoyment of residents, office workers and visitors to the City, providing a space for people to come together, providing a welcome alternative to the surrounding built form.

- Introduce public benefit to the area by developing the vacant site into a new community resource and a new recreational and educational facility for use by local schools, local residents, workers and visitors to the area.

- Improve physical and mental health and wellbeing by encouraging people to walk more, to get active, or simply to enjoy a green and natural environment.

- Provide an improved through route for those using local facilities (including the New Islington Medical Practice, Urban Village Medical Practice and Co-op Academy New Islington; Cotton Field Park)

- Provide coherent, legible and permeable through routes for all users, with the landscaping having been designed to prioritise inclusivity to create an environment that is accessible to all. Specifically focusing on requirements for those individuals with disabilities, the elderly and children.

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- Provide stepped access, in line with Part M regulations, for an alternative, more direct route, materiality, a range of seating options suitable for different users and clear signage to ensure it is suitable for use by everyone.

- Reduce crime and fear of crime through the provision of safe access and walking routes, with public use providing natural surveillance.

- Accord with the key principles and align with the vision and objectives of the FCRP SRF, recognising the parameters and maximising the opportunities to deliver the successful regeneration of the Site.

Economic

- Make a meaningful contribution towards the ongoing regeneration of Ancoats and New Islington, and the wider Regional Centre which is the primary economic focus within the region.

- Create new jobs during both the construction and operational phases and provide opportunities for local labour.

Environmental

- Deliver quality new green space and open space within the City, resulting in an habitats in terms of area and quality through grassland, shrub, and tree planting and improve townscape amenity by changing the appearance of the Site.

- Result in a Biodiversity Net Gain for area habitats of 207.13%, meeting the requirement for a 10% uplift in biodiversity units.

- Ensure the improved appearance of the Site which will completely transform the outlook and setting for local residents, workers, and visitors to the area, including those visiting local facilities such as the New Islington Free School and the Ancoats Primary Care Centre.

- Provide a more visually amenable setting for users of public routes and open spaces to enjoy, thus encouraging increased use of these active travel routes and outdoor spaces

- Ensure environmental benefits through the provision of new planting, minimal use of resources during operation, and improved ground conditions and not resulting in any long-term significant adverse environmental effects.

- Allow increased permeability through the urban landscape which is a benefit to pedestrians by cutting journey times and encouraging active travel.

- Reinstate urban grain across the Site, with reference to the historic street plan and reestablish a more coherent setting for the adjacent designated assets.

7.7 There are no policies in the NPPF which provide a clear reason for refusing the Proposed Development. There would not be any adverse impacts associated with the Proposed Development that would significantly and demonstrably outweigh the anticipated benefits. All impacts could be adequately and appropriately mitigated, as demonstrated within the Environmental Statement and technical reports which support this application. Such mitigation measures could be the subject of appropriate planning conditions.

7.8 Overall, the planning application proposals are fully in line with the Statutory Development Plan and accordingly the direction of national policy, as set out at paragraph 11(c) of the NPPF, is for

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permission to be granted *'without delay'*. Accordingly, we invite the MCC (in their role as the Local Planning Authority) to support this important application so that the development proposed can swiftly proceed.

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Appendix 1

Relevant Policies from the Manchester Core Strategy

Policy	Summary
Spatial Objective 1: Spatial Principles	Promotes the sustainable development of the City, which can contribute to halting climate change.
Spatial Objective 2: Economy	Seeks to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City, to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
Spatial Objective 6: Environment	Seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources.
Policy SP1: Spatial Principles	States that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. Notes that the majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.
Policy EC1: Employment and Economic Growth in Manchester	Policy EC1 sets out the priorities for delivering economic growth within Manchester. The focus for new employment uses is to be the Regional Centre. Development proposals are required to demonstrate how CO2 emissions will be minimised with an aim of zero carbon emissions, through energy efficiency, renewable energy and contributing to low and zero carbon decentralised energy infrastructure and ensuring design makes the best possible use of a site or building in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses, considers the needs of users/employees of a site/building for access via walking, cycling and public transport and reduction of opportunities for crime by applying current best practice in security design.
Policy EC3: The Regional Centre	States that within the Regional Centre, development for employment generating uses including offices and other commercial development will be encouraged. It goes on to state that housing will also be an appropriate use within the Regional Centre and, subject to site and location details, this will generally be a location where higher density residential development is appropriate.
Policy EC5: East Manchester	This Policy outlines that East Manchester is expected to provide approximately 80-85ha of employment land. The majority of this provision will be within the Regional Centre. The Council will promote development which: • Ensures major employment opportunities are connected via non-car modes to residential neighbourhoods within East Manchester and North Manchester, these include the City Centre, Central Park, Eastlands and railway stations in the City Centre; • Takes advantage of key transport infrastructure such as the arterial roads (Oldham Road, Ashton New Road, Ashton Old Road and Hyde

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	Road) and public transport networks, such as bus routes and the proposed extension to Metrolink including two new lines and new stops; • Creates links to the Rochdale and Ashton Canals and links to the open space network including the Rochdale and Ashton Canals and the Medlock Valley, providing opportunities for walking and cycling to economic development opportunities; • Has regard to listed buildings and conservation areas including Ancoats and the industrial heritage of the area.
Policy DM1: Development Management	All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- • Appropriate siting, layout, scale, form, massing, materials and detail. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. • Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. • Community safety and crime prevention. • Design for health. • Adequacy of internal accommodation and external amenity space. • Refuse storage and collection. • Vehicular access and car parking. • Effects relating to biodiversity, landscape, archaeological or built heritage. • Green Infrastructure including open space, both public and private. • The use of alternatives to peat-based products in landscaping/gardens within • development schemes. • Flood risk and drainage. • Existing or proposed hazardous installations.
Policy T1: Sustainable Transport	Explains that to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for

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	carbon free modes of transport, the Council will support proposals that: • Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. • Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. • Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. Would reduce the negative impact of road traffic e.g. congestion, air pollution and road accident casualties.
Policy T2: Accessible Areas of Opportunity and Needs	States that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Corridor and Hospitals and the Airport, and is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Proportionate Traffic Impact Assessments and Travel Plans should be provided for all major applications and for any proposals where there are likely to be access or transport issues.
Policy EN1: Design Principles and Strategic Character Areas	States that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The site is located within the City Centre Character Area, where developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. While there will be opportunities to create landmark buildings, development should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
Policy EN3: Heritage	Notes that throughout the City, the Council will encourage development that complements and take advantage of the distinct historic and heritage features of its districts and neighbourhoods. It also explains that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	States that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices. Specifically, wherever possible, new development must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
Policy EN5: Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure	This Policy identifies the Regional Centre as a Strategic Area, which has a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. As such, new development will be expected to take place in the context of more detailed proposals for decentralised low and

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	zero carbon energy infrastructure in the form of energy proposals plans.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	States that applications for all development over 1,000 sq m will be expected as a minimum to meet the targets set out in this Policy, unless this can be shown to be not viable. This should be demonstrated through an energy statement. This energy statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN8: Adaptation to Climate Change	States that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN9: Green Infrastructure	Encourages developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.
Policy EN11: Quantity of Open Space, Sport and Recreation	As opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities, in particular where: • a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area; • where significant levels of development are proposed including within the Strategic Housing Location. New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the City.
EN12: Area Priorities for Open Space, Sport and Recreation	The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:- • East Manchester: enhance existing facilities and provide new spaces and facilities in accessible locations.
Policy EN14: Flood Risk	States that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. Also states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems ('SUDS') and the appropriate use of lands Infrastructure.
Policy EN15: Biodiversity and Geological Conservation	States that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to the linkages

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	between valuable or potentially valuable habitat areas.
Policy EN16: Air Quality	States that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions created by the use of the development itself. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.
Policy EN17: Water Quality	States that development should avoid any adverse impacts on water quality and minimise surface water run-off from development and associated roads, and minimise groundwater contamination, and to avoid pollutants reaching watercourses.
Policy EN18: Contaminated Land and Ground Stability	This Policy promotes the remediation of contaminated land and required any proposal for development of contaminated land to be accompanied by a health risk assessment.
Policy EN19: Waste	States that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

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Appendix 2

Relevant Saved Policies of the Manchester Unitary Development Plan

Policy	Summary
DC18: Conservation Areas	States that the Council will seek to preserve and enhance the character of its designated conservation areas, noting that development proposals adjacent to conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area (including the protection of views into and out of conservation areas).
DC19: Listed Buildings	States that the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.
DC20: Archaeology	States that the Council will give particular careful consideration to development proposals which affect sites of archaeological interests, to ensure their preservation in place. Where the preservation of sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.
DC26: Development and Noise	States that the Council will use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. The effect of new development proposals which are likely to be generators of noise; and b. The implications of new development being exposed to existing noise sources which are effectively outside planning control. New noise-sensitive developments such as housing will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

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Appendix 3

Relevant Policies of Places for Everyone

Policy	Title
JP-Strat1 - Core Growth Area	The Policy outlines that the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities. Complementary to, but not at the expense of, its economic function it will see a significant increase in the number and range of homes in areas with good connections to employment, training and education facilities. Infrastructure provision will support the growth and continued capacity of the Core Growth Area.
JP-Strat2 - City Centre	The Policy states that role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. Development will generally be high density. It will enable people to take advantage of the access to education and training and the extensive public transport offer, reducing the need to travel to work whilst supporting economic growth and reducing levels of poverty. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.
JP-S1 - Sustainable Development	The Policy seeks to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

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JP-S2 - Carbon and Energy	Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to: i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv. Use low carbon energy; and v. Utilise other energy sources. From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. a. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies. b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site; c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date; d. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation,
JP-S4 - Flood Risk and the Water Environment	An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: 1. Returning rivers to a more natural state, where practicable; 2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants; 3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding; 4. Expecting developments to manage
JP-S5 - Clean Air	A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.
JP-S7 - Resource Efficiency	The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this: 1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;

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	2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and 3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.
JP-G6 – Urban Green Space	Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.
JP-G8 - A Net Enhancement of Biodiversity and Geodiversity	Development will be expected to: a. Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity b. Avoid fragmenting or severing connectivity between habitats; c. Achieve a measurable net gain in biodiversity of no less than 10% d. Make appropriate provision for long-term management of habitats and geological features connected to the development; e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.
JP-P1 - Sustainable Places	This Policy outlines the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with: 1. Distinctive, with a clear identity that: A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used 2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design 3. Socially inclusive: A. Responding to the needs of all parts of society; Enabling everyone to participate equally and independently; C. Providing opportunities for social contact and support; and D. Promoting a sense of community 4. Resilient, capable of dealing with major environmental events

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	5. Adaptable, able to respond easily to varied and changing needs and technologies 6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained 7. Resource-efficient with: A. A low carbon footprint; B. Efficient use of land; C. Minimised use of new materials; D. High levels of recycling 8. Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster. 9. Supported by critical infrastructure, such as energy, water and drainage and green spaces 10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage 11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places 12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest 14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond 15. Comfortable and inviting, with indoor and outdoor environments: A. Offering a high level of amenity that minimises exposure to pollution; and B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter 16. Incorporating high quality and well managed green infrastructure and quality public realm, with: A. Opportunities for recreation and outdoor play for children, and interaction between the generations; B. Public and private spaces clearly distinguished; C. Development clearly defining, and promoting activity within, public spaces; D. High quality landscaping with schemes 17. Well-served by local shops, services and amenities, including education and health facilities
JP-P2 - Heritage	This Policy outlines the intention to proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public

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	benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.
JP-P6 - Health	To help tackle health inequality new development will be required, as far as practicable, to: A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development; B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing.
JP-C1 - An Integrated Network	This Policy supports delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure. Development and transport investment should ensure that they fully consider the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the hierarchy set out below (highest priority first): a. Pedestrians (and people using mobility aids); b. Cyclists, powered two-wheelers, and public transport users; c. People doing business or providing services (such as taxis/private hire, deliveries or waste collection) d. People in personal motorised vehicles
JP-C5 - Streets for all	Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. Targeted improvements to the highway network will be supported through studies and scheme development, where they complement the aim of securing a significant increase in the proportion of trips made by walking, cycling and public transport.
JP-C6 - Walking and Cycling	In order to help deliver a higher proportion of journeys made by walking and cycling, we will support a range of measures, including: 1. Creating safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community with reference to national and locally adopted design guidance; 2. Ensuring routes are direct, easily navigable and integrated with the street and public transport network; 3. Creating active neighbourhoods and street networks which are more permeable to walking and cycling than to the private car, creating an incentive to walk and cycle; 4. Creating, where needed, dedicated separate space for people walking and cycling, with pedestrians and cyclists given priority at junctions and crossings; 5. Increasing the capacity and quality of walking and cycling infrastructure in locations where significant growth in the number of short journeys is anticipated, and where quality of place improvements are proposed;

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	6. Utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling.
JP-C8 - Transport Requirements of New Development	New development is required to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.

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Appendix 4

Key Policies of the Guide to Development SPD

Key Principle	Summary
New developments should maximise access for disabled people	The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.
Quality of the Public Realm	Successful open spaces play a vital role within the City. Successful open spaces encourage use and ownership by local people, stimulating neighbourliness and pride, and contributing to people's sense of wellbeing.
Construction Management	Appropriate measures should be put in place to limit environmental impacts during the construction of new developments, specifically to manage and control the waste generated, the amount of water and energy used, and any potential releases to water, land and air. Use of the Considerate Constructor scheme is recommended.
Biodiversity	Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments. Existing green links across the site should be maintained and the opportunity taken to create new links as appropriate. Landscaping and new planting should include species appropriate to the proposed development that will encourage wildlife
Waterways	Developers working in close proximity to the City's waterways should demonstrate, how public access, environment and management will be enhanced. Developers should landscape to ensure that site run-off and blown waste does not enter watercourses, even during extreme weather conditions.
Community Safety and Crime Prevention	Design and Access Statements should demonstrate how crime prevention measures have been considered in the design of the proposal. Informal surveillance should be promoted and crime prevention measures should be included in designs.
Design for Health	The Council wants to ensure that development works to improve the health of Manchester's residents. This is encourage through ten objectives, including (inter alia):- Encourage active lifestyles; Build opportunities for social interaction; Ensure accessibility for all; Promote safety and a sense of safety; Promote social inclusion; Improve the quality of the natural environment; and, Improve the quality and aesthetics of the built environment

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Appendix 5

Key Paragraphs of the National Planning Policy Framework

National Planning Policy Framework

Introduction

1.1 The NPPF Introduction (Section 1) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The policies in the Framework should be taken into account in dealing with applications from the day of its publication [paragraph 224].

1.2 The NPPF is set out over 17 Sections along with Annex 1, Implementation, Annex 2, Glossary, Annex 3, Flood risk vulnerability classification, and covers 231 paragraphs. Paragraph 3 states that 'the Framework should be read as a whole (including its footnotes and annexes)'.

1.3 It is relevant to note that the NPPF goes on to outline in paragraph 6 that other statement of government policy may be material when preparing plans or deciding planning applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

Achieving Sustainable Development (Section 2: ¶ 7 to 14)

Three Overarching Objectives

1.4 Paragraph 7 of the NPPF informs that the United Kingdom, as a member of the United Nations, has agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

1.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that objectives can be taken to secure net gains across each of the different objectives. These objectives are defined as follows:

> **a) 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;
>
> **b) 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, beautiful 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
>
> **c) 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.

1.6 Importantly the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in so doing 'take local circumstances into account, to reflect the character, needs and opportunities of each area'.

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Presumption in favour of sustainable development

1.7 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

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

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 8], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 7]; or

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

Decision-Making (Section 4: ¶ 38 to 59)

1.8 Section 4 of the NPPF provides guidance regarding the decision-making process. It states, in paragraph 38, that Local Planning Authorities should approach decisions on proposed development 'in a positive and creative way', and should look to use the full range of planning tools to secure developments 'that will improve the economic, social and environmental conditions of the area.'

Pre-application engagement and front-loading

1.9 The NPPF promotes pre-application engagement and front-loading and states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties'.

Determining applications

1.10 Paragraph 48 of Section 4 provides guidance regarding the weight that should be given by LPAs when determining applications against emerging plans; it states:

> a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
>
> b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
>
> c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) [in line with Footnote 22].

Planning conditions and obligations

1.11 Paragraphs 55 to 59 of Section 4 provide guidance regarding the use of planning conditions and obligations, along with the submission of viability assessments.

1.12 Paragraph 57 provides guidance on when planning obligations should be sought, stating that this is only necessary where they meet the following tests:

> *'a) Necessary to make the development acceptable in planning terms;*

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b) Directly related to the development; and

c) Fairly and reasonably related in scale and kind to the development.'

Promoting Healthy and Safe Communities (Section 8: ¶ 96 to 107)

1.13 Section 8 seeks to achieve healthy, inclusive and safe places which:

> *'a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
>
> *b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
>
> *c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

1.14 In order to provide the social, recreational and cultural facilities and services that community needs, the NPPF states that planning policies and decision should plan positively for the provision of shared spaces, community facilities (including local shops, sports venues, open spaces, and other meeting places including public houses and places of worship) and other local services. It also seeks to guard against the unnecessary loss of valued facilities and services, and ensure that established shops, facilities and services are able to develop and be modernised and retained for the benefit of the community (paragraph 97).

1.15 It also sets out a requirement to ensure that a sufficient choice of school places available to meet the needs of existing and new communities (paragraph 99).

1.16 Furthermore, it states that in order to ensure faster delivery of other public service infrastructure, such as hospitals and criminal justice accommodation, local planning authorities should work proactively with promoters, delivery partners and statutory bodies, resolving key planning issues before applications are submitted.

1.17 Paragraph 101 states that planning policies and decisions should promote public safety and take into account wider defence and security requirements. This includes anticipating and addressing potential threats in locations where large number of people are expected to congregate; and recognising and supporting development required for operational defence and security purposes.

Promoting Sustainable Transport (Section 9: ¶ 108 to 117)

1.18 Section 9 seeks to ensure that sustainable transport modes are promoted through both the plan making process as well as in the determination of planning applications.

1.19 In terms of decision-making, paragraph 114 confirms that proposals should be assessed on the basis that there are appropriate opportunities to promote sustainable transport modes, safe and suitable access, and that any significant impacts on the highway network or on highways safety can be cost effectively mitigated.

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1.20 Importantly paragraph 115 states:

> *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*

1.21 In light of this, paragraph 116 states that development should: give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

Making Effective Use of Land (Section 11: ¶ 123 to 130)

1.22 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. Strategic policies should set a clear strategy for accommodating objectively assessed needs, in a way that 'makes as much use as possible of previously-developed or 'brownfield land' [in line with Footnote 49]'.

1.23 Paragraph 124 is noteworthy and states that planning policies and decisions should:

> *'a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
>
> *b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
>
> *c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
>
> *d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) [in liner with footnote 50]; and*
>
> *e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards),and can maintain safe access and egress for occupiers.'*

1.24 Guidance in respect of 'achieving appropriate densities' in set out in paragraphs 128 and 129 of Section 11; the latter stating that planning policies and decisions should support development that makes efficient use of land, taking into account:

> *'a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
>
> *b) local market conditions and viability;*

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c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.'

1.25 Paragraph 129 specifically states that 'area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places'.

Achieving Well-Designed Places (Section 12: ¶ 131 to 141)

1.26 Section 12 of the NPPF provides design guidance and states that 'the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'.

1.27 Paragraphs 133 and 134 provides guidance for Local Planning Authorities in terms of creating local design guides and codes. The NPPF advises that design guides 'can be prepared at an area-wide, neighbourhood or site-specific scale' and that 'landowners and developers may contribute to these exercises'.

1.28 Paragraph 135 is noteworthy and states that planning policies and decisions should ensure that developments:

'a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

1.29 Paragraph 136 outlines the importance of trees in contributing to character and quality of urban environments, as well as mitigating and adapting to climate change. Specifically it states that 'planning policies and decisions should ensure that new streets are tree-lined' and applicants and local planning authorities should work with tree officers to ensure this.

1.30 Paragraph 139 outlines that 'significant weight should be given [when determining applications] to outstanding or innovative designs which promote high levels of sustainability, or help raise the

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standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (Section 14: ¶ 157 to 179)

1.31 Section 14 sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.

Conserving and Enhancing the Natural Environment (Section 15: ¶ 180 to 194)

1.32 Paragraph 180 introduces Section 15 and sets out that planning policies and decisions should contribute to and enhance the natural and local environment.

1.33 The NPPF states that plans should protect and enhance biodiversity and geodiversity. Paragraph 186 goes on to state that LPAs should apply the following principles when determining planning applications:

> *'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
>
> *b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
>
> *c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
>
> *d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'*

1.34 In terms of ground conditions and pollution the NPPF states in paragraph 189 that planning policies and decisions should ensure that a 'site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination'.

1.35 Paragraph 191 goes on to state that planning policies and decisions should also 'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'.

1.36 Paragraph 192 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

1.37 Similarly paragraph 193 is relevant:

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'Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed'.

Conserving and Enhancing the Historic Environment (Section 16: ¶ 195 to 214)

1.38 Paragraph 200 of the NPPF sets out that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.39 Paragraph 203 is also of relevance to this application and states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

1.40 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance (Paragraph 205).

1.41 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

1.42 Linked to the above, Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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