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Proposals for Viadux Phase 2
Response to the Manchester Green and Blue Infrastructure Strategy
November 2024

This table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	A number of green infrastructure elements have been incorporated into the design of the Proposed Development, in line with the Green and Blue Infrastructure Strategy, namely the significant area of public realm being delivered. A planting scheme of well-structured trees and other herbaceous planting will add to the quality of the area and help to integrate the Proposed Development into the surrounding landscape. The Proposed Development incorporates a significant amount of public realm, that will be enhanced for use by future occupiers of the building, the local community, and visitors to the area. At Plot 2a, a roof garden is proposed to provide valuable amenity and green space for residents within both this building and the already completed Phase 1 building. The design of this seeks to provide space for a wide range of activities as well as being flexible for residents. The kerb line on Albion Street has been pushed back to afford a more generous allowance for public realm and to create more efficient pedestrian route into the city allowing for areas of planting at the hotel entrance. In addition, greenery is proposed to the roof of the entrance to Plot 2a creating a visual green linkage when viewed from above by residents, hotel guests and people travelling on the Metrolink. At Plot 2b, a roof terrace will serve the retail unit opening onto the viaduct, with dwell spaces and planting. The proposed landscaping works have been designed to support the design principles driving the transformation of this currently underutilised and uninviting area of the City Centre in order to create a world class residential-led neighbourhood. A full landscaping strategy has been prepared by Planit-ie and submitted in support of this application.

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Objectives established to enable the vision to be achieved:	Response
1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	✓ A number of measures incorporated into the proposals will enhance the quality and function of existing green and blue infrastructure, including: o Introduction of a vegetated garden with herbaceous planting o Rain Garden Planting o Ground Level Planters o Ground based green wall with climbing plants o Modified grassland and amenity lawn o Introduction of 22x Trees with a wide variety of native species proposed
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	✓ The Proposed Development contains new elements of landscaped space and public realm, which will support the successful delivery of the wider Proposed Development ✓ The design of the resident gardens have been through a series of options to test for the position, scale and layout of the external amenity spaces, in addition to the form of treatment surrounding this and how it activates the surrounding public space. ✓ The key landscaping features are set out as follows: o In Plot 2a,landscaping at Level 1 comprising a strip of herbaceous planting with six trees and a route around the building for maintenance, which will integrate fully with the wider public realm already delivered in Phase 1. A roof garden above the service yard will comprise a central lawn area and routes that lead off from here around the terrace. The design concept for the terrace builds upon the intention to maximise access to green space and sunlight. o On Albion Street the kerb line has been pushed out to afford a more generous allowance for public realm. Planting, in the form of rain gardens and tree planting is proposed along the street to provide a green buffer, making the pedestrian experience much improved on the

	current state. Six trees are proposed in this area with a variety of species carefully selected to suit the conditions of the Site. o At Plot 2b, a roof terrace is proposed to serve the retail unit consisting of dwelling space and planting. The materiality and furniture palette match that on the Phase 2a roof terrace for consistency. Four trees are proposed on the terrace chosen to have impressive autumnal colour to provide seasonal interest. ✓ A Sustainable Drainage Systems Assessment has been prepared by Renaissance in support of the Proposed Development. This sets out the various SuDs that are deemed appropriate on Site to be considered within the final drainage network. It is anticipated that the final Sustainable Drainage System will be agreed via a condition attached to any subsequent planning permission.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	✓ The Site's pedestrian permeability has been carefully considered to allow for greater connectivity and linkages. North-south linkages will repair the missing link in pedestrian infrastructure linking First Street and Hulme beyond the city centre core. The improved east-west linkage will transform the currently unsafe and unwelcoming route along Great Bridgewater Street to create an activated and attractive route for pedestrians and a new linkage between Deansgate and Mosely Street. ✓ The proposed entrances have been a key consideration of the scheme, with various iterations tested to ensure that the Proposed Development is effectively grounded and that the proposed entrances are legible and address each other and the surrounding public realm. ✓ Improving connectivity between the Site and the wider city is a central objective of the Proposed Development. Landscaping features have been selected within these improved connections to provide an attractive space with planting and furniture proposed. ✓ Highways improvements are proposed along Albion Street in front of the Plot 2a entrance. The kerb line has been pushed out to provide a more accessible and safe pedestrian route into the city, transforming the pedestrian experience. These improvements are part of a wider objective to transform this currently unsafe and inviting area and improve legibility in the streetscape. Within this space a planting scheme is proposed.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to	✓ By enhancing the green and blue infrastructure on-site and improving the quality of pedestrian and cycling routes to other areas of open space in the city, local communities will benefit from activated streets, thereby enhancing the vitality of the local area.

residents, the economy and the local environment.	✓ The enhancement of public realm and design of the proposals seek to increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.

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