



Active
Travel
England

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Your Ref: 137226/FO/2023
137227/FO/2023
Our Ref: ATE/24/00630/FULL
Date: 09 August 2024

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Manchester City Council

Application Ref: 137226/FO/2023 and 137227/FO/2023

Site Address: Part Of Plot C And Plot E Great Jackson Street, Manchester, M15 4NP, Plot D

Description of development: Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. **No Objection:** ~~ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. **Conditional approval:** ~~ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.~~
- c. **Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.
- d. **Refusal:** ~~ATE recommends that the application be refused for the reasons set out in this response.~~

1.0 Background

Active Travel England (ATE) welcomes the further opportunity to comment on two full planning applications; one for the demolition of existing structures and the phased construction of four residential buildings to provide 1,746 homes), flexible commercial, leisure, food and drink uses, basement car parking, cycle parking, landscaping and public realm and one on the adjacent site for full planning for one residential building to a height of 71 storeys comprising 642 homes with food and drink uses and one office building ; with basement car parking, cycle parking, landscaping and public realm.

ATE previously commented on these applications in June 2024.

2.0 Summary

ATE thanks the applicant for its response, which has partially addressed its initial comments. ATE has further comments on outstanding issues set out below.

3.0 Further comments

Offsite infrastructure

ATE previously raised an issue around the justification for a shared cycle and pedestrian footway. While the applicant has provided information around proposed cycle flows, it does not address why a shared path is considered to be part of the limited set of circumstances described in LTN 1/20 paragraph 6.5.6 which states that shared use may be appropriate in some situations and goes on to set out the situations eg **places where there are few pedestrians, at and around junctions where cyclists will be moving at a slow speed**. Clarification around this element would be welcome.

Related to this is the fact that a section of shared path does not meet the full 3m requirement along its length and MCC Highways have requested a S1 RSA to be undertaken to assess the overall design of the site. ATE would support this requirement, as any designers' response to issues identified should be dealt with as part of this full planning application rather than dealt with by way of a condition.

4.0 Next Steps

These recommendations should be provided to the LPA case officer and forwarded to the agent and applicant. ATE would be content to review further submitted information to help address the above identified deficits with a view to providing a further response and recommended wording for planning conditions and obligations.