



Crown Street Phase 3, Great Jackson Street Response to Sport England Representation

April 2024

- 1.1. This document has been drafted, to respond to comments received by Sport England on the 14th of July 2023, in response to the planning application submitted at Crown Street Phase 3 (ref. 137226/FO/2023).

Demand for Sport from Residential Development

- 1.2. The proposals directly address MCC Core Strategy Policy H1 (Overall Housing Provision) by delivering 1,746 new homes within Manchester City Centre and therefore supports the delivery of high-density developments in the City Centre, with a presumption towards high density housing development that contribute towards endorsed regeneration objectives. Policy H1 requires proposals, amongst a range of other considerations, to “take account of the need to address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development...”. The policy does not include any mandatory requirement for provision of formal sports facilities.
- 1.3. Paragraph 92 in the NPPF states that decisions should, amongst other considerations, aim to achieve healthy inclusive and safe places, but there is no explicit requirement to provide sports facilities. Similarly, Paragraph 98 of the NPPF states that plans should seek to accommodate open space, sports and recreation facilities, which must be weighed in against other planning needs to achieve a planning balance and achieve the aim of sustainable development.
- 1.4. The Proposed Development also falls within the endorsed Great Jackson Street (GJS) Strategic Regeneration Framework (2018), which is a material consideration in the determination of planning applications within this area of Manchester. This Site, and the whole GJS Framework area, has been largely underutilised for many years and earmarked as a priority regeneration area since 2007. The adopted Framework sets out Manchester’s strategic priorities in relation to the city as a whole and how that relates to this specific area, which considers how various demands related to the growth of the city should be strategically located, including housing, employment, open space amongst others. The proposals are therefore required to directly address the strategic priorities and objectives of the SRF.
- 1.5. As detailed further below, the Proposed Development fully complies with the adopted planning policies and other material considerations therefore there is no specific requirement for the Proposed Development to provide further sporting facilities.
- 1.6. Within this context, the Proposed Development will redevelop a brownfield site to deliver much needed high density residential development and fully utilise the Site’s sustainable location close to a range of key transport hubs, city centre facilities and amenities, and social infrastructure. The site is also within close proximity to Hulme Park to the south, which provides a range of formal and informal publicly accessible sport and recreational facilities.

Impact on Sporting Facilities

- 1.7. The Socio-Economic Impact Assessment, prepared by Ekosgen and submitted as part of this planning application and an application for residential development at Plot D of the GJS Framework area, concludes that, *“It is considered that collectively the cumulative schemes would bring forward new open space and recreational leisure facilities in the study area through provision on-site. It is assumed that these will, at least, serve the increased demand derived from each scheme individually and have the potential to generate beneficial effects. There is also the potential for cumulative schemes to positively interact with the Proposed Development by way of providing linkages to open spaces and recreational facilities. When taken in tandem with the potential development of open spaces and connecting associated public realm assessed across both baseline and cumulative schemes, the potential provision associated with this can have a beneficial, albeit minor, impact”*.
- 1.8. The Human Health Assessment, prepared by xxx in support of the applications, also finds that the impacts on socio-economics, open space, recreation and amenity would be negligible. There are a number of public open spaces within walking distance (1 mile) of the site, including: Hulme Park, St George’s Park, St John’s Gardens, and All Saints Park. A new 0.5 ha public park is also under construction at Crown Street Phase 2 and will be open to the public in advance of the completion of Phase 3, providing a key public open space immediately adjacent to the Phase 3 site. This space will be an informal landscape, with areas for users to sit on designated seats or on open lawns surrounded by planting. A small area of play is proposed to the north of the park to provide a play space for children on the route to school and for residents with young children.

- 1.9. Additionally, the following locations within a 1.5 km radius of the site offer sport pitch facilities:
- Hulme Park;
 - St Wilfrid's RC Primary School;
 - Barrack Park;
 - Bold Street Sports Ground;
 - Sugden Sports Centre;
 - Loreto College;
 - Trinity Sports Centre;
 - Moss Side Leisure Centre; and
 - St Brides Park.
- 1.10. The following gyms and leisure/sports centres are also within walking distance (1.5km) of the Site:
- Living Well Health Club;
 - Train CrossFit Manchester;
 - The Gym Manchester Deansgate;
 - Bannatyne Health Club;
 - JD Gyms Manchester;
 - Manchester Aquatics;
 - Sugden Sports Centre;
 - Barry's Bootcamp, Lower Byrom Street;
 - Soccer in the City;
 - YHA Manchester; and
 - Moss Side Leisure Centre.
- 1.11. Residents are also further encouraged to live active lifestyles as high-quality and well-equipped gymnasiums are proposed within all four buildings (E1, E2, C7 and C8), for use by residents. This was a key element of the on-site amenity provision. 1 cycle space is also provided for each apartment to encourage travel by active modes of transport.
- 1.12. The provision of a large area of public realm has also been pivotal to the design development of the Site. The GJS Framework outlined ambitions for the delivery of an increased quantum and variety of public realm on the Site. The Proposed Development achieves this through proposing a total of 0.73ha of high-quality public realm space, which includes a large public square with lawned area that can be used for a range of uses.
- 1.13. The creation of a significant amount of public realm on the Site will provide a green open space for new residents and existing communities in Hulme, Castlefield, First Street and the wider City Centre to come together, interact and play, thus improving community cohesion.
- 1.14. The creation of the new public realm is a key part of creating a strategic pedestrian green link from Hulme Park through the GJS area towards the city centre, as identified within the endorsed masterplan, therefore promoting active travel through the area by local people.
- 1.15. The viability appraisal by Roger Hannah identifies the significant costs associated with the creation of new public realm and with achieving the high quality of the scheme, to the extent that the scheme cannot support further financial / S106 contributions. It is also not feasible for the proposals to provide on-site formal sports facilities due to the site constraints.
- 1.16. In summary, the proposals are in a highly sustainable location for high density residential development, the principle of which is directly supported by the endorsed GJS SRF. The application has undertaken an assessment of existing local sports provision and concludes that it is adequate.
- 1.17. The proposals have maximised the amount of public green space provided on-site, within site and viability constraints, and this will provide outdoor amenity space for residents and local communities. Furthermore, the public space directly supports active travel as it is an important element of creating the strategic pedestrian link between Hulme Park and the city centre.

Active Design 3

- 1.18. Whilst noting that a formal BREEAM pre-assessment is not required for the Proposed Development, it is considered that the ten principles of Active Design proposed by BREEAM have, in general terms, already been incorporated into the design and location of the Proposed Development by virtue of the considered and contextually appropriate design.
- 1.19. Sport England's Active Design 3, 'Creating and Maintaining Activity', sets out how spaces should be designed and utilised to ensure their continued use by all members of the community. Sport England's Active Design 3 principles concerning maintenance of high-quality flexible spaces and activating spaces have been incorporated within the design of the Proposed Development. In relation to creating an environment for all age ranges and abilities, the scheme has been carefully designed to be accessible to all ages through the application of inclusive design principles within the internal spaces and public realm. This includes 1:1 cycle space provision (1,746 spaces), plus eight cycle stands located within the public realm, creating 16 spaces for visitors to travel via active transport modes to the Site. In terms of maintenance of the public realm, a Landscape Management Report prepared by TPM Landscape Ltd, has been submitted alongside the application which establishes the long-term management objectives and practices for all the external areas associated with the development. These objectives and practices include the repair timetables for public realm furniture, such as gates, fences, handrails and bollards, as well as the removal of weeds and other remediation techniques.
- 1.20. In regard to the activation of the space, a number of streetscape public realm improvements are proposed around the perimeter of the formal green space including ground floor amenity space. The ground floor amenity spaces will provide visual animation and a visually permeable interface between the internal and external environment. Other design elements integrated within the design of the scheme that will improve the overall activity of the space is the prohibition of cars and on-street parking from certain roads within the Site.
- 1.21. As such, active design principles have been well-integrated into the Proposed Development. The above design proposals will encourage healthy lifestyles for residents and visitors at the Site.



This report has been prepared for Renaker Build Ltd and on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than Renaker Build Ltd is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

The information contained within this report is provided to assist Renaker Build Ltd with this Planning Application. The report makes use of a range of third-party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2024 Deloitte LLP. All rights reserved.