

Planning Statement (Including SCI)

Old Mill Street, Manchester
Urban Splash Estates Limited



**Made it
Together**

Contents

1.	Executive Summary	4
2.	Introduction.....	7
3.	Site and Surroundings.....	10
4.	Statement of Community Involvement	17
5.	The Proposed Development	22
6.	Planning Policy Context	28
7.	Strategic and Regeneration Context.....	35
8.	Planning Assessment	41
9.	Environmental and Technical Considerations	51
10.	Sustainable Development.....	57
11.	Conclusions.....	60

Appendices

Appendix 1: Howells Drawing Schedule

Appendix 2: Public Consultation Letter

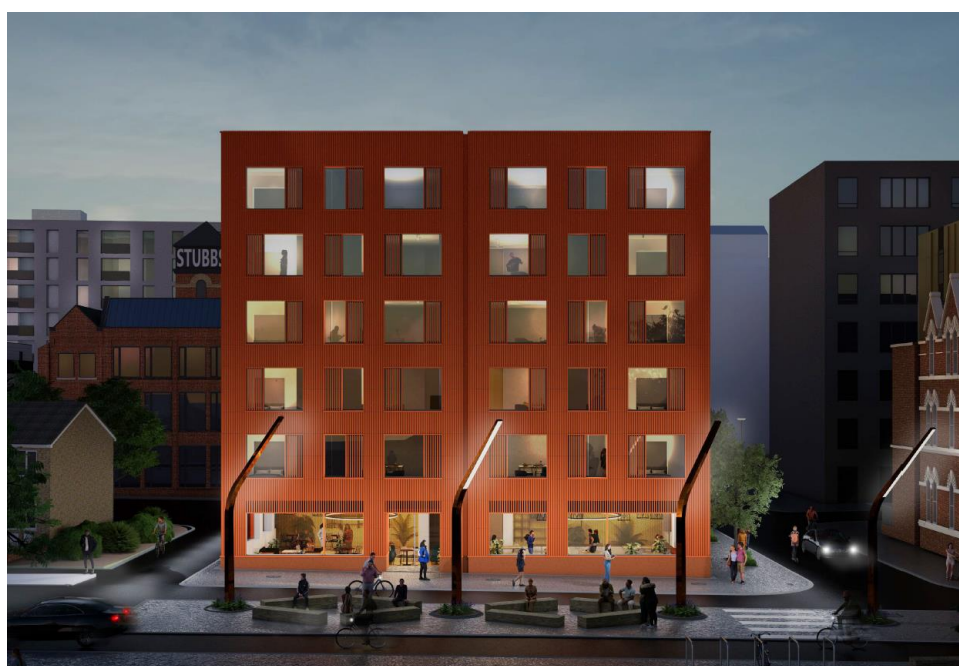
1. Executive Summary

1. Executive Summary

- 1.1. This Planning Statement has been prepared by Made it Together in support of a full planning application for the redevelopment of land to the south of Old Mill Street, Ancoats, Manchester, M4 6BX. The application has been prepared on behalf of Urban Splash, an award-winning regeneration company making exceptional places for people to live and work and with a significant track record of delivery across the Ancoats and New Islington regeneration areas.
- 1.2. The site extends to 0.15ha and has laid vacant for the best part of 60 years. Most recently it has been used as a car park, and is generally a visual eyesore on the streetscape. There are limited constraints associated with the site itself, the main considerations are heritage designations including the Grade II Listed Ancoats Dispensary located to the immediate west, and the non-designated Stubbs Mill Building located to the south; and existing residential properties which could be impacted by the proposals during the construction and operational phases of development.
- 1.3. The proposals are described on the application forms as:

“Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”

- 1.4. The Applicant is seeking permission to deliver the following uses:
- 40no. residential apartments (use class C3). The housing mix comprises 20no. 1-beds and 20no. 2-beds.
 - 91 sq. m of ground floor commercial (retail and leisure) floorspace (use class E).
 - 100 sq. m of private communal amenity space on the ground floor.
 - Five car parking spaces, of these one will be a blue badge parking space.
 - 48no. cycle parking spaces provided securely in the ground floor of the building.
 - Photovoltaic panels on the roof space.
 - Green roof.



- 1.5. The site is within an area of change, with significant regeneration projects both complete and underway across the New Islington and Ancoats areas. This regeneration is supported by the Council's Neighbourhood Development Framework, alongside key policies in the Core Strategy including Policy SP1 'Spatial Principles'; EC3 'the Regional Centre'; EC5 'East Manchester'; H1 'Overall Housing Provision'; and H4 'East Manchester'. These policies support the delivery of new high-quality housing in East Manchester, and the regeneration of key sites to deliver the Council's Local Plan objectives.
- 1.6. A comprehensive suite of technical assessments has been undertaken in support of the planning application. These studies have not identified any impacts or concerns which could not be dealt with by commonplace mitigation measures, and / or form a condition as part of any planning permission. Overall, the proposals constitute sustainable development in accordance with the National Planning Policy Framework, delivering the social, economic and environmental objectives of the Framework.
- 1.7. On this basis, it is respectfully requested that planning permission is granted without delay.

2. Introduction

2. Introduction

- 2.1. This Planning Statement has been prepared by Made it Together (“MIT”) in support of planning application submitted on behalf of Urban Splash (“the Applicant”) to Manchester City Council (“MCC”) for a new residential-led development on land at Old Mill Street, Ancoats, Manchester (“the site”).
- 2.2. The application site is located on the corner of Old Mill Street and Lampwick Lane within the New Islington Masterplan area to the east of the City Centre. The site measures 0.15ha and is square in shape. The site is clear of any buildings and is bounded by construction hoardings and security fencing.
- 2.3. The site is bounded by Old Mill Street to the north west, Lampwick Lane and the Ancoats Dispensary to the south west, existing terraced properties to the north east and the Stubbs Mill complex to the south east with the Chips and Milliners Wharf developments beyond. The application site sits within the heart of the New Islington Masterplan area fronting Old Mill Street. The masterplan envisaged a mix of house types, distinct architectures and multiple activities that will promote a sustainable and varied community in an urban environment.
- 2.4. The detailed description of development is as follows:

“Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”

- 2.5. This Planning Statement assesses the development proposals against relevant planning considerations, including national and local planning policy, and other material considerations. It provides the planning justification for why the proposals represent policy compliant sustainable development and should be approved.

The Applicant

- 2.6. The Applicant is Urban Splash. Urban Splash is a purpose led regeneration and property company that wants to leave a positive mark on the world by using great design, and transformative ideas, to breathe new life into undervalued buildings and places. Over the past 30 years Urban Splash has created more than 6,000 new homes and 2 million sq. ft of workspace in over 60 regeneration projects.

Structure of this Planning Statement

- 2.7. This Planning Statement addresses the relevant planning considerations and the case for development on the site. It considers the proposals in light of national and local planning policy and is structured as follows:
- **Chapter 3:** Describes the site and the surrounding area, including any known environmental constraints and relevant planning history;
 - **Chapter 4:** Sets out details of the proposed development;
 - **Chapter 5:** Describes the pre-application consultation and engagement undertaken;
 - **Chapter 6:** Sets out the relevant planning policy framework and any material planning considerations;
 - **Chapter 7:** Details the strategic and regeneration context of the site;
 - **Chapter 8:** Appraises the development proposals against the statutory Development Plan and other material considerations;
 - **Chapter 9:** Summarises the environmental and technical assessments undertaken;

- **Chapter 10:** Summarises the scheme benefits;
- **Chapter 11:** Sets out and the main conclusions of this Planning Statement.

Submission Documents

- 2.8. The application is accompanied by a suite of supporting documents. A list of supporting documents and application drawings that accompany the planning application is set out in the table below.

Table 2.1: Schedule of Submission Documents

Document	Author
Administrative	
Application forms	MIT
Covering letter	MIT
Application fee	Urban Splash
Application Plans	
Refer to Howells drawing schedule at Appendix 1.	
Reports	
Archaeology and Heritage Assessment	Wardell Armstrong
Crime Impact Statement	Greater Manchester Police
Daylight and Sunlight Assessment	GIA
Design and Access Statement	Howells
Drainage Strategy	Wardell Armstrong
Ecological Assessment	Wardell Armstrong
Biodiversity Net Gain Assessment	Wardell Armstrong
Environmental Standards Statement	Urban Splash
Noise Assessment	BWB
Phase 1 Ground Conditions	Wardell Armstrong
Planning Statement (inc. SCI)	MIT
Landscape Plans and Planning Strategy	CW Studios
Residential Management Statement	Urban Splash
Site Waste Management Plan Proforma	Howells
Transport Statement	Eddisons
Travel Plan	Eddisons
Viability Assessment	Roger Hannah

Environmental Impact Assessment

- 2.9. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The nature of the proposal falls within "Urban Development Projects", however, falls below the threshold in terms of site area (1 ha) and number of units (150 units).

3. Site and Surroundings

3. Site and Surroundings

The Site

- 3.1. The site extends to c. 0.15ha located on the corner of Old Mill Street and Lampwick Lane within the New Islington Masterplan area, to the east of the City Centre. An aerial view of the site's existing context and boundary is provided below.

Figure 3.1: Aerial View of the Site

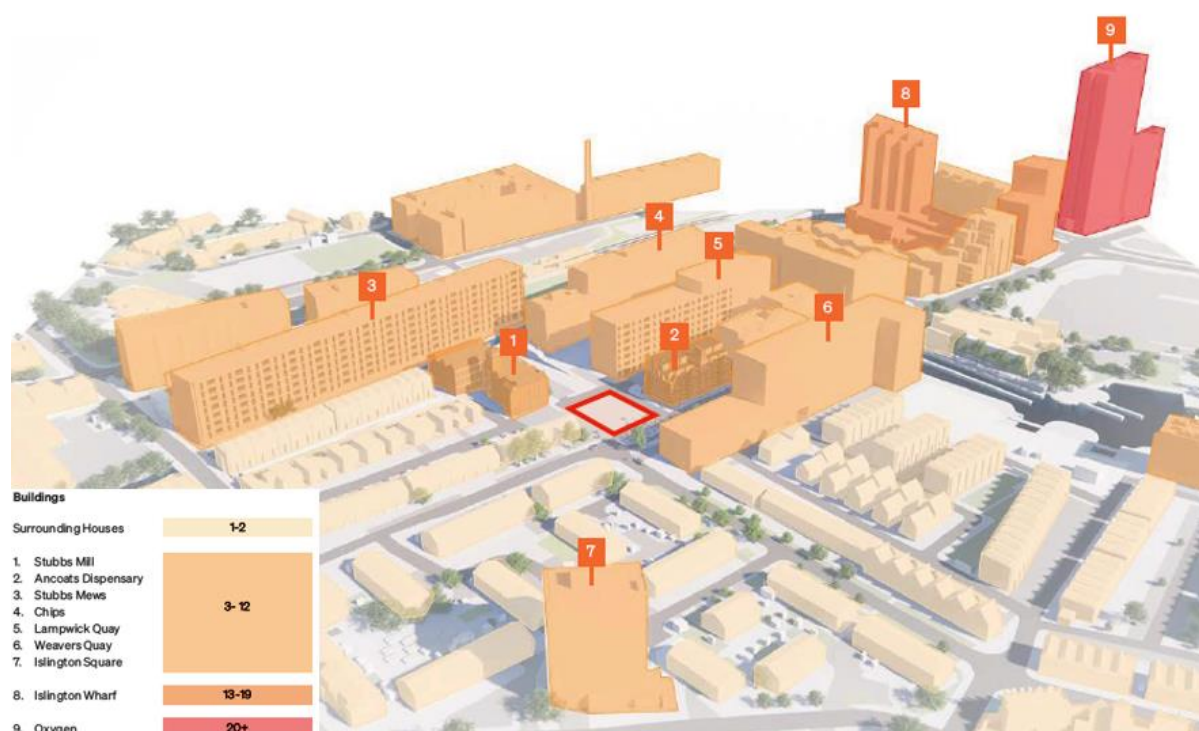


- 3.2. The existing site is clear of any buildings, however it is currently being used as a car park. The land is bounded by existing development hoardings and security fencing. This area is being completely transformed through new developments and public realm improvements including the canal and water park improvements, new homes, a school, new office space, a health centre, and new shops, restaurants and bars.

Surroundings

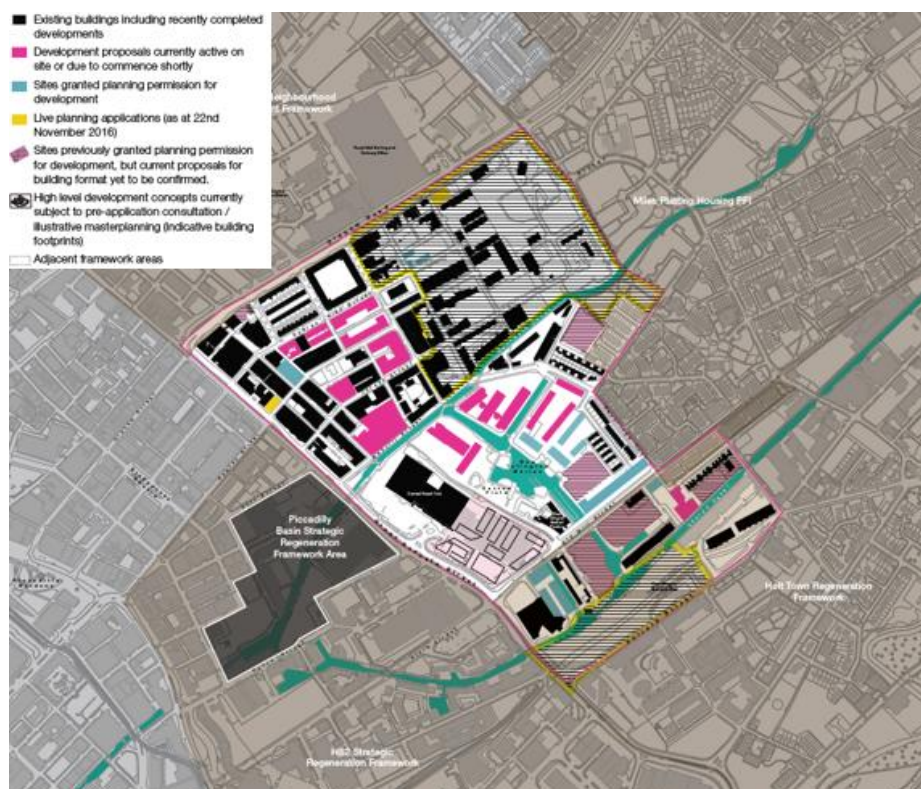
- 3.3. The surrounding area is characterised by a mix of uses, primarily residential, retail, leisure and commercial. To the north is Weavers Quay, a part 3 and part 9 residential building; to the west is Ancoats Dispensary, a 5-storey residential building; to the south is Stubbs Mill, a 2-storey mill conversion to office floorspace; and to the east is low-rise residential properties. The below figure illustrates the scale of development within the site's surrounding context.

Figure 3.2: Scale of Surrounding Development



- 3.4. The site sits within an area of extensive regeneration. The 2016 version of the Ancoats and New Islington Development Framework plotted the development pipeline within the area.

Figure 3.3: Development Pipeline



Planning Context

Ancoats and New Islington Neighbourhood Development Framework

- 3.5. The purpose of the Neighbourhood Development Framework ("NDF") is to guide the positive and comprehensive regeneration of the area to deliver an attractive and successful residential-led neighbourhood. The NDF provides opportunities for a wider mix of complimentary uses where increasing numbers of people would choose to live, work and spend leisure time.
- 3.6. The 2014 version of the NDF included a framework plan which is provided below and illustrates the location of the site within an area of change.

Figure 3.4: New Islington Framework Plan



Planning History

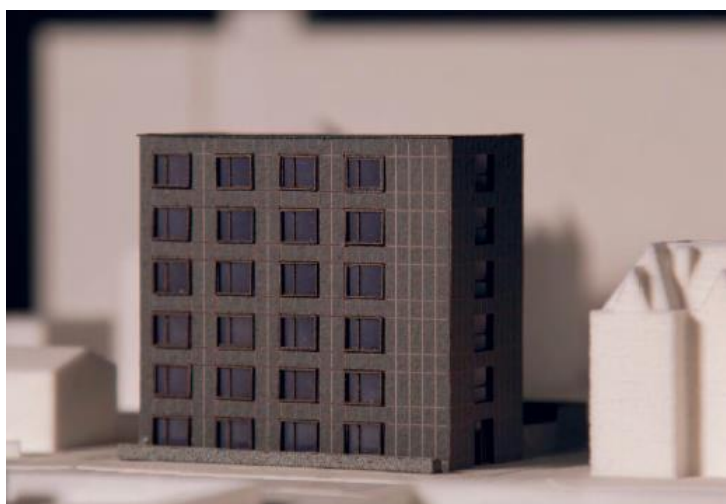
- 3.7. A desktop review of MCCs online planning register has been undertaken. The site has an extensive planning history which is presented in Table 3.1 below.

Table 3.1: Planning History

Ref.	Description	Status & Dates
067144/OO/NORTH1/03	Outline application Mixed use development incorporating approximately 1400 homes, 2,100sqm of retail space, 10,600 sqm of office space, new waterway and lagoon, primary school and health centre	Approved - 29 May 2003
070731/MO/2004/N2	Reserved matters application pursuant to Outline Planning Application 067144/OO/NORTH1/03 relating to modifications to Woodward Place, new access tracks for proposed school to rear of Central Retail Park and section of new canal linking into existing Rochdale Canal	Approved - 7 Jul 2004

Ref.	Description	Status & Dates
075470/FO/2005/N1	Creation of water park including new canal arms public open space, landscaping, footpaths, bridges, habitat areas and associated works	Approved 2 September 2005
074602/JO/2005/N1	Variation of condition 2 of planning approval 067144/00/NORTH1/03 to allow a phased approach to development	Approved 28 April 2005
074524/JO/2005/N1	Variation Of Condition 1 of permission 067144/00/NORTH/03 to extend the time period for the submission of reserved matters to seven years	Approved 28 April 2005
085446/AO/2007/N1	Erection of non-illuminated lamp post signs and 5 non-illuminated gateway signs	Approved 11 March 2008
103218/JO/2013/N1	Application to vary Condition 1 of planning approval 070731/MO/2004/N2 to amendments to approved road design	Approved 22 October 2013
111605/FO/2016/N2	Erection of a 6 storey building to form 24 no. residential apartments (Use Class C3), together with access, landscaping, car parking, boundary treatment and associated works	Approved 26 September 2016
120837/FO/2018	Erection of a 6 storey building to form 40 no. residential apartments (Use Class C3), together with access, car parking, boundary treatment and associated works	Withdrawn 5 November 2018
123128/JO/2019	Variation of Conditions 2, 3, 4, 8, 9, 12, 18 and 21 attached to planning permission 111605/FO/2016/N2 to allow a change to the siting, height and massing of the building, internal layout changes resulting in the reduction in the number of apartments from 24 no. to 23 no. units and elevational alterations including the relocation of the main entrance onto Old Mill Street and larger windows	Withdrawn 7 June 2019

- 3.8. Overall, the site has an extensive planning history, forming part of the site boundary associated with the wider Ancoats regeneration application, but no development was proposed at the site. The principal application of material relevance to the current proposals is the 2016 approved residential planning application. In 2016, YO! Homes secured planning permission (ref. 11605/FO/2016/N2) on the site for a 6 storey building to form 24 no. residential apartments. In 2018, YO! Homes submitted a revised application (ref. 120837/FO/2018) including 40 apartments, which was subsequently withdrawn. Ultimately, the planning permission for the site was not implemented and expired in 2019. A CGI of the approved 2016 development is provided on the next page.

Figure 3.5: 2016 Permission Visualisation & Model Massing

Sustainability

- 3.9. Strategically, the site is in an excellent location to access sustainable modes of transport and key services and amenities. The nearest bus stop is located on Piercy Street, a 2-minute walk (150m) from the site providing access to the 702 (Harpurhey to Belle Vue) and 703 (Monsall to Abbey Hey) bus services. Piccadilly Gardens is a 20-minute walk (1.45km) southwest of the site, providing access to wider regional bus services and a key transport interchange between bus and metrolink services.
- 3.10. The nearest metrolink station is New Islington, a 3-minute walk south (150m). New Islington is located on the Ashton-under-Lyne – Eccles metrolink line which connects to Piccadilly rail station, Piccadilly Gardens and Deansgate, providing access to other key transport nodes within the City.
- 3.11. The site is well located to access a range of walking and cycling routes within immediate vicinity of the site. These include the Rochdale Canal towpath to the north, a 6-minute walk (480m); and Ashton Canal towpath to the south, a 2-minute walk (150m).
- 3.12. Eddisons, the highways consultant, has reviewed the accessibility of key local amenities and services against industry guideline criteria in the below table.

Table 3.2: Distance from Site to Local Facilities

Local Amenity	Distance	Guidance Criteria	Meets Guidance
K's Chemist	165m	1,600m	Yes
New Islington Green	220m	1,600m	Yes
Cotton Field Park	305m	1,600m	Yes
Pollen Bakery	355m	1,600m	Yes
Kodiak Barbell Club	485m	1,600m	Yes
Co-op Academy New Islington	495m	3,200m	Yes
Londis	500m	1,600m	Yes
ALDI	615m	1,600m	Yes

Local Amenity	Distance	Guidance Criteria	Meets Guidance
Proper Gym	650m	1,600m	Yes
Rudy's Pizza	905m	1,600m	Yes

Environmental and Technical Considerations

3.13. A series of key environmental considerations have formed the basis of the design evolution process, with a view to minimising effects on existing and future receptors.

- **Residential Amenity** - The nearest residential receptors are located adjacent to the site boundary.
- **Regeneration** - The site comprises a vacant, brownfield site in need of regeneration to deliver new homes and jobs in an area of comprehensive regeneration.
- **Built Heritage** - To the immediate west of the site is the Ancoats Dispensary, also known as the Ardwick and Ancoats Hospital, a Grade II Listed Building which is currently undergoing refurbishment. The site is not located within, or adjacent to, a Conservation Area. The nearest Conservation Area is Ancoats located c. 340m north of the site.
- **Ecology** – There are no designated or non-designated ecological sites on, or within the site's immediate vicinity. The nearest is the Ashton Canal and Rochdale Canal Sites of Biological Importance ("SBIs") located c. 60m south, and 340m north respectively.
- **Trees** – No Tree Preservation Orders ("TPOs") have been identified on site.
- **Flood Risk** - The EA Flood Map for Planning indicates the site is situated within Flood Zone 1 and has less than 1 in 1,000 annual probability of fluvial or tidal flooding.

Summary

3.14. In summary, the site conditions are well understood and the various on and off-site constraints have formed key considerations during the design evolution process. The redevelopment of the site represents an important opportunity to provide new homes on a vacant, previously developed site within an established regeneration area, whilst respecting the site's character. The following key observations have been identified:

- The site is identified within the Ancoats and New Islington NDF, forming a key development opportunity to deliver the regeneration ambitions for the area.
- The site benefits from a historical planning permission for a 6-storey residential development.
- The site has limited environmental constraints. It is not at risk of flooding, nor are there sensitive ecological receptors within the immediate vicinity which could be directly impacted by the development.
- The Ancoats Dispensary is located adjacent to the site, and as such, a sensitive design process is required to minimise impacts to the setting of the Listed Building.
- The site has excellent transport accessibility to both sustainable modes of transport and a range of key services and amenities within Manchester City Centre.
- The site is within a predominantly residential area, so the impacts to residential properties during construction and operation should be minimised and appropriately mitigated.

4. Statement of Community Involvement

4. Statement of Community Involvement

- 4.1. This chapter provides a Statement of Community Involvement (“SCI”) which records and explains how the proposed development has evolved through community and key stakeholder engagement.

Planning Policy and Guidance

- 4.2. The following legislation, policy and guidance documents have also informed the SCI approach:

- National Planning Policy Framework (September 2023).
- The Localism Act, Housing of Commons (November 2011).
- MCC Statement of Community Involvement (2018).

National Planning Policy Framework (NPPF) (September 2023)

- 4.3. The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The NPPF specifically promotes pre-application engagement and the frontloading of consultation, the purpose being to identify issues that can be resolved at the pre-application stage enabling the planning system to function more effectively and efficiently.
- 4.4. As set out in this section, comprehensive stakeholder and community consultation has taken place prior to the submission of the planning application in full accordance with guidance set out within the NPPF.

The Localism Act, Housing of Commons (November 2011)

- 4.5. The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government’s intention of shifting power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:
- Decentralisation and strengthening local democracy.
 - Community empowerment.
 - Re-booting of the planning system including neighbourhood planning.
- 4.6. This Act places a responsibility on applicants to:
- Consult communities, having regard to any advice that their local planning authority may provide.
 - Consider any responses before they finalise proposals and submit their applications.
 - Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

MCC Statement of Community Involvement (2018)

- 4.7. All local planning authorities are required to adopt a Statement of Community Involvement (“SCI”) setting out how consultation takes place on planning issues. SCIs also provide guidance to developers on how they should undertake pre-application consultation within the local community. The Applicant has taken into account the recommendations and guidance in MCC’s SCI. Adopted in 2018, it encourages developers to carry out pre-application consultations on major development proposals. The SCI states that the decision on whether a proposal will need more in-depth consultation will be based on its nature or scale and will be made by our

planning officers, liaising with councillors, regeneration teams, ward co-ordinators and local community groups where appropriate. As well as consulting with the public, MCC encourage developers to consult with specific infrastructure and service providers so that they can advise developers on any need for increased provision of services

Engagement with Key Stakeholders

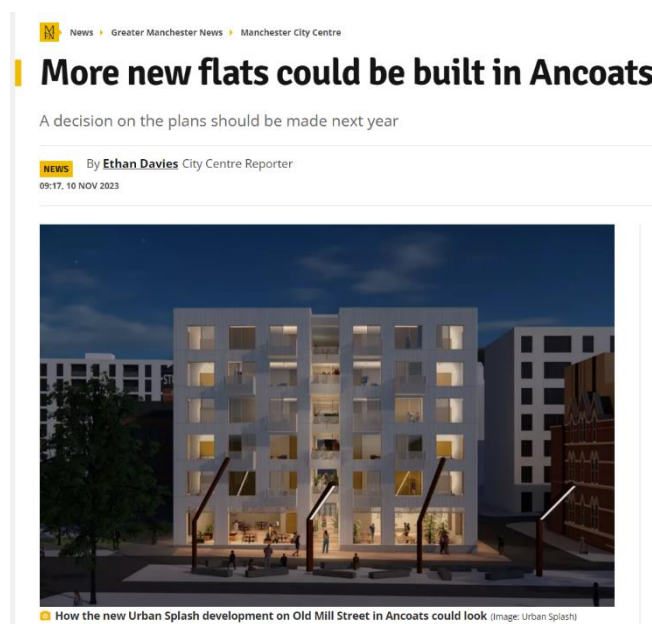
- 4.8. The approach to community and stakeholder consultation has been proactive, engaging with a wide range of individuals and groups, building on the Applicant's knowledge of the site's constraints and its opportunities.

Pre-applications Meetings with MCC Officers

- 4.9. A Pre-application meeting on the emerging proposals was held with planning officers at MCC in June 2023. The initial feedback was positive overall, with the main comments focused on the proposed height of the building. At pre-application stage a taller design was being considered, but this has been reduced and the submitted plans are now below the height of the previously consented Yo! Homes scheme. There was also discussion around the mix of apartments sizes and relationship with neighbouring properties.

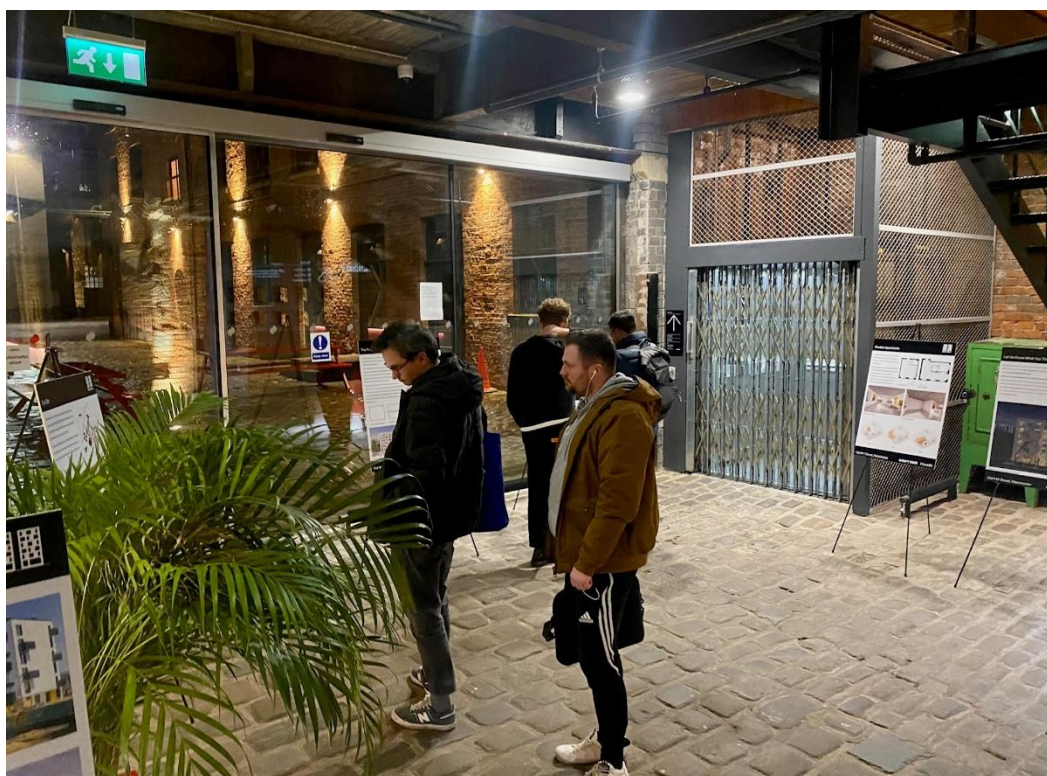
Community Consultation

- 4.10. Urban Splash are committed to community engagement at all stages of the development process. They seek to listen and build upon the feedback from members of the public and community groups.
- 4.11. With that in mind, over 860 residents and businesses were notified of the proposals and a public exhibition via a letter drop on 27 October 2023. The scope of the letter drop was based on those who would be affected by the proposals and proportionate to the scale and complexity of development. The letter informed the residents of the proposals, the date of the public consultation event and where comments could be directed to (in person and via email).
- 4.12. As well as a letter drop to neighbours, the proposals and the public consultation event featured online in the Manchester Evening News¹.



¹ <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/more-new-flats-could-built-28077017>

- 4.13. Local ward members were also contacted and invited to meet the Development Team. Meetings were held with all three ward councillors (Cllr Good, Cllr Northwood and Cllr Robinson) in November 2023. The main points of feedback from councillors related to affordable housing, apartment design, public safety at ground floor, usability of commercial spaces on ground floor and car parking.
- 4.14. The public consultation was held at Beehive Mill (Jersey Street, Ancoats, Manchester, M4 6JG) between 16:30 and 19:30 on Tuesday 14 November 2023. Some individuals who could not attend the consultation event contacted the Applicant for further information. In response the consultation boards were sent to those individuals for view.



- 4.15. There were six A1 boards on display which included information in respect of Urban Splash, the site, the proposal, how the apartments are flexible in design, the Community-Centric focus, and details of planning application submission timescales and how to submit further comments. The event was sign posted to ensure that individual knew how to access to the consultation.
- 4.16. The Applicant's team including members from Urban Splash, Howells and MIT. 20 individuals attended the public consultation event. There was limited attendance from those who received a letter, living in immediate proximity of the site. Out of the number viewed the boards, there were five feedback forms filled in. The feedback forms had three multiple choice questions and then a space for comment. Table 4.1 sets out the findings.
- 4.17. Taking on board the comments received as part of the community consultation exercise, the Applicant's team have carefully considered each concern raised. The below table sets out the Feedback Question and response from the individuals who left comments. The majority of these responses were positive (albeit from a small sample) with the exception of the response querying the cladding finish. In response, a design process has been duly undertaken, considering site's sensitivities such as Ancoats Dispensary and ensuring complimentary good quality design which fits in appropriately with other existing built form materiality styles in Ancoats.

Table 4.1: Review of Consultation Feedback

Feedback Question	Response
What are your thoughts on the proposed development at Old Mill Street?	
a. I fully support the development	4
b. I support the development but have concerns or suggestions (please specify below)	1
c. I do not support the development (please specify below)	-
d. Other (please specify below)	-
2. If you support the development, what aspects do you find most appealing?	
a. Building appearance	4
b. Residential offering	2
c. Commercial/retail offering	2
d. Communal space design	1
e. Other (please specify below)	-
3. How do you think the development will affect the local area?	
a. Positively	5
b. Negatively	-
c. Neutral	-
General comments – by topic	
Redevelopment site	Positive addition to the local area and reuse of a vacant brownfield site.
Appearance	Looks good. Unsure on cladding.

Summary

- 4.18. The applicant is committed to the engagement process and will continue working with the community as the site develops. The most important outcome is to ensure the delivery of a development which is inclusive and secures the right balance and distribution of growth coupled with social, economic and environmental gains.
- 4.19. As part of the consultation process, the design of the proposals have changed to reflect the comments, suggestions and concerns raised by residents and stakeholders. Specifically:
- Ensuring the height is in keeping with the surrounding area and consistent with previously consented.
 - Ensuring that the ground floor fronting Old Mill Street is activated with commercial and community uses.
 - Ensuring that the materiality selected for the building is in keeping with the surrounding context.

5. The Proposed Development

5. The Proposed Development

5.1. This chapter describes the application proposals and their relationship and compatibility with the characteristics of the site. The detailed proposals are set out within the Design and Access Statement, and application plans prepared by Howells Architects.

5.2. Planning permission is sought for the following development:

“Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”

Use and Amount

5.3. Full planning permission is sought for the erection of a residential-led mixed-use development. The key elements of the development comprise:

- 40no. residential apartments (use class C3). The housing mix comprises 20no. 1-beds and 20no. 2-beds.
- 87sqm of ground floor commercial (retail and leisure) floorspace (use class E).
- 86sqm of private communal amenity space on the ground floor.
- Five car parking spaces, of these one will be a blue badge parking space.
- 48no. cycle parking spaces provided securely in the ground floor of the building.
- Photovoltaic panels on the roof space.
- Green roof.
- Landscaping and public realm improvements.

Layout

5.4. The layout of the development has been carefully considered to respond to the site's character and its proximity to sensitive receptors, including the nearby existing and committed residential dwellings. The site layout has been developed and tested by the design team throughout the design process; reviewing the previously approved permission, understanding separation distances; shadow paths, and massing studies to establish an appropriate scale, mass and form of development which is a positive addition to the townscape.

5.5. The development has been curated to deliver a sleek, efficient design which makes effective use of brownfield land, and provides a complimentary mix of uses to benefit the growing communities in New Islington and Ancoats.

5.6. The key design drivers identified by Howells include:

- **Seek to innovate** – The design seeks improve the quality of private rented accommodation in Manchester through delivering high quality living and communal spaces for all residents.
- **Optimisation and efficiency** – The design incorporates a series of sustainable principles including photovoltaic panels and maximising solar gain for future residents.
- **Community** – Deliver a building which promotes community cohesion.

5.7. The layout seeks to maximise the potential of a City Centre site. Creating an optimised site footprint with a carved flow-through design, creating a seamless transition through the outside and the inside of the building. In turn, creating a community environment to live, work and rest. Each private apartment is dual aspect

enjoying equal access to natural light and outlook. This design prioritises an equitable living experience while optimising the utilisation of available space. Figure 5.1 sets out the evolution of the site's layout and form.

Figure 5.1: Building Concept Evolution

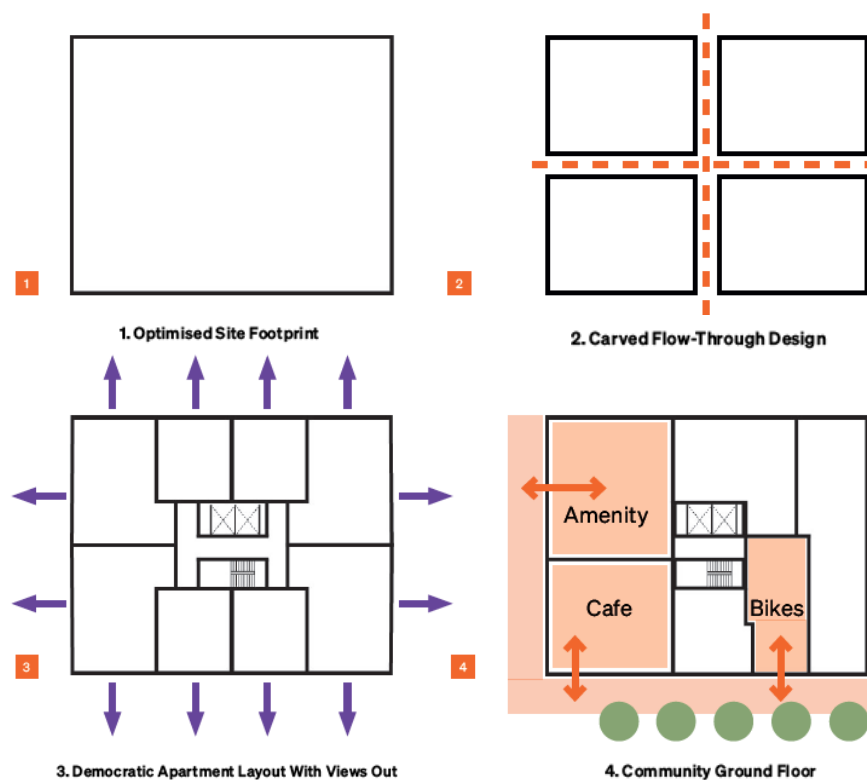
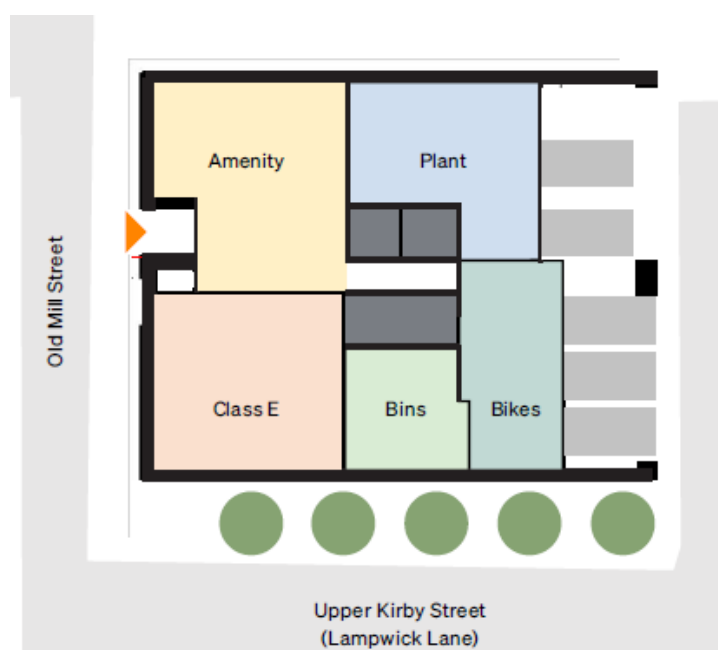


Figure 5.2: Ground Floor Layout Illustration

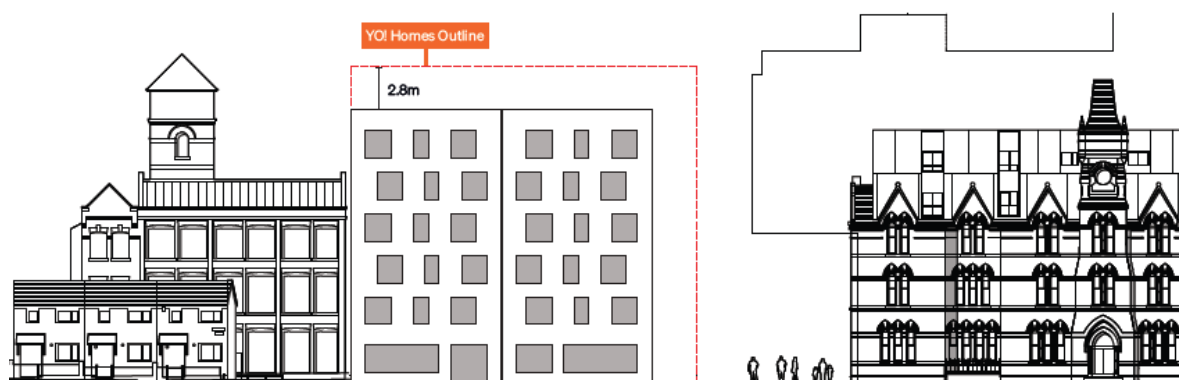


- 5.8. The eventual layout provides undercroft private car parking at the 'rear' of the building to ensure the streetscene is activated on Old Mill Street and Lampwick Lane by the private amenity space and commercial (retail and leisure) unit.

Scale and Massing

- 5.9. The scale of the development is relatively modest in comparison to the site's surroundings, which extend to in excess of 20-storeys in certain locations. The site forms an important corner on the junction of Old Mill Street and Lampwick Lane, marking the integration between existing low-rise residential form and the westward regeneration along Old Mill Street.
- 5.10. The scale needs to clearly and sympathetically respond to the site's history and the importance of the surrounding built form, particularly that of Ancoats Dispensary. Different massing options for the site were tested and resulted in a design response to reflect the height of the central tower of Ancoats Dispensary.
- 5.11. The front elevation of the building will be stepped back from the line of the front elevation of the Dispensary to mediate between the historic building and the existing low-rise housing to the east. By stepping the proposed development back into the site, this will help to avoid restricting views of the Dispensary building from Old Mill Street.
- 5.12. The design analysis has culminated in a scheme which is a six storey development (extending to 19.87m above Finished Floor Level ("FFL") to parapet). This equates to a building 2.8m below that of the previously consented Yo Homes development, illustrated on the below figure.

Figure 5.4: Old Mill Street Elevation



Appearance

- 5.13. The façade's primary material is a ribbed terracotta cladding, the use of a natural terracotta tone enhances the buildings visual appeal. The natural look provides a warm, earthy and natural appearance which enhances its relationship with Stubbs Mill and Ancoats Dispensary.
- 5.14. Opening vent panels behind the façade allow residents to control the amount of natural light and ventilation entering their apartments, this allows residents to customise their living areas through amount of light penetrating those spaces. The terracotta baguettes obscures the opening vents, meaning that a large fixed picture window can be incorporated into each room – free of window frames – providing a clean and disciplined façade.

Figure 5.5: Typical Façade Bay



- 5.15. The typical façade integrates a unique and clever blend of ribbed terracotta cladding and vertical fins to integrate ventilation and grills discretely within the design.

Public Realm and Landscaping

- 5.16. The Applicant is intending to work with MCC's urban design team to further explore the relationship between the built form on site and its relationship to the existing public realm which bounds the site. As the development intends to step back from the curb edge there is an opportunity to deliver a high quality landscaping scheme that builds upon the good examples that have been delivered elsewhere within this part of the City.
- 5.17. A Landscaping Scheme and Planting Strategy has been prepared by CW Studio to demonstrate how green infrastructure will be incorporated into the new building. The aim is to create habitat zones to cultivate a sense of community responsibility by encouraging residents to actively participate in the care and cultivation of planting areas.

Access and Parking

- 5.18. Access to the site is currently provided from Old Mill Street and Lampwick Lane. Pedestrian footpaths surround the site on every boundary, with the exception of the eastern boundary which is a private access to parking for residents on Old Mill Street. Multiple crossing points are located throughout the immediate highways network, allowing pedestrians and cyclists to travel sustainably within the local area.
- 5.19. Pedestrian access to the proposed development will be accessible via Old Mill Street and the rear of the building through the car parking bays. The building access will be secured by a fob/coded entry system to maintain the safety and security of future residents. Five car parking bays are provided as part of the development and one of these will be reserved for blue badge holders. The intention is to provide Electric Vehicle ("EV") charging outlets within the development.

- 5.20. A dedicated cycle entry point is provided on the Lampwick Lane boundary to the cycle store. The cycle store provides 24no. two tier cycle racks, accommodating up to 48 bicycles i.e. 1.2 spaces per apartment. The bin store room will be accessible via Lampwick Lane and the plant rooms are accessible via the car parking spaces at the rear of the building.
- 5.21. The commercial (retail and leisure) unit will have a separate access point for the public on Lampwick Lane to manage the access between public and private areas.
- 5.22. Swept path analysis has been undertaken for service vehicles to ensure the site is safely accessible for large refuse vehicles and more common delivery vehicles (7.5T Box Van).

Waste Management and Servicing

- 5.23. The site layout and access points have been designed to accommodate refuse collection, servicing and emergency vehicle access. The designs make an allowance for 4no. 1,100L refuse bins; 2no. 1,100L for co-mingled; and a further 2no. 1,100L for pulvable in a 30sqm room with an internal access point for residents and an external access point onto Lampwick Lane for refuse removal.
- 5.24. Refuse vehicles will be able to temporarily park outside the refuse storeroom door on Lampwick Lane during the collection of refuse. It is also envisaged that deliveries and drop off for the residents would be undertaken on Lampwick Lane, rather than Old Mill Street to minimise the impacts on vehicles and congestion on the highways network. A parcel storage room will be available for future residents within the private amenity space on the ground floor.

Summary

- 5.25. This is a design which positively benefits the townscape delivering significant architectural merits which add value to the continued regeneration in Ancoats and New Islington. The proposed development has been driven by the principles to secure the right blend of uses, at an appropriate scale, quantum and density which positively benefits the existing community and future residents. This is combined with the quality of the architecture and built form which responds to the vernacular and materiality of Ancoats and New Islington.

6. Planning Policy Context

6. Planning Policy Context

- 6.1. This chapter sets out the relevant national and local planning policy and other material considerations that the proposed development will be assessed against.

The Development Plan

- 6.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 6.3. The statutory development plan for the site comprises:
- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
 - Saved policies from the Unitary Development Plan (2004).
- 6.4. As defined by the Proposals Map, the site is not allocated for a specific use, however it is located within the Regional Centre (Policy EC3) and within East Manchester (Policies EC5 and H4).

Manchester Core Strategy

- 6.5. The Manchester Core Strategy was adopted by the City Council in July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.
- 6.6. The key policies of the Core Strategy which apply to this planning application are summarised below.
- **Policy SP1: Spatial Principles** - Provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. Policy SP1 also states that the city is covered by regeneration frameworks and all development should have regard to the character, issues and strategies set out in the prospective plans. This policy also encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.
 - **Policy EC3: The Regional Centre** - The site falls within the defined Regional Centre as set out in Policy EC3, which states that development for employment generating uses will be promoted within the Regional Centre. The policy states that housing will also be an appropriate use within the Regional Centre and should generally be a location where higher density development is appropriate.
 - **Policy EC5: East Manchester** – States that East Manchester is expected to provide approximately 80-85ha of employment land, the majority of which will be within the Regional Centre. It also states that the Council will promote development which creates links to the Rochdale and Ashton Canals, providing opportunities for walking and cycling to economic development opportunities and development which has regard to listed buildings and conservation areas including Ancoats and the industrial heritage of the area.
 - **Policy H1: Overall Housing Provision** - states approximately 60,000 new dwellings will need to be provided in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will vary across the lifetime of the Core Strategy.
 - **Policy H4: East Manchester** – Seeks to deliver around 18,280 new residential dwellings in East Manchester between 2009 and 2027. This equates to c. 30% of new residential development identified in the Core Strategy.

- **Policy EN3: Heritage** – states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Other Relevant Core Strategy Policies

6.7. The following additional Core Strategy policies are relevant to this planning application:

- Policy H8 – Affordable Housing.
- Policy T1 – Sustainable Transport.
- Policy T2 – Accessible areas of opportunity and need.
- Policy EN1 – Design Principles and Strategic Character Areas.
- 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 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 PA1 – Developer Contributions.
- Policy DM1 – Development Management.

Relevant Unitary Development Plan (UDP) Policies

6.8. The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this planning application:

- Citywide Development Control Policy DC7.1 - New Housing Development.
- Citywide Development Control Policy DC10.1 -10.2 – Food and Drink Uses.
- Citywide Development Control Policy DC19.1 – Listed Buildings.
- Citywide Development Control Policy DC20.1 – Archaeology.
- Citywide Development Control Policy DC26.1 -DC26.2 – Development and Noise.

Other Material Considerations

6.9. There are a series of other planning policy guidance documents at a local and national level that are relevant to the determination of this application, including:

- Ancoats and New Islington Neighbourhood Development Framework Update 2016.
- Eastlands Regeneration Framework.
- Manchester Residential Quality Guidance (December 2017).
- Guide to Development in Manchester Supplementary Planning Document (April 2007).

- Manchester Green and Blue Infrastructure Strategy (2015).
- Emerging Places for Everyone (“PfE”).
- The National Planning Policy Framework (“NPPF”) (2023).
- Planning Practice Guidance (“PPG”) (June 2021).

Ancoats and New Islington Neighbourhood Development Framework Update 2016

- 6.10. In October 2014, MCC approved the Ancoats and New Islington NDF to guide regeneration in the area. The NDF was subsequently updated in 2016 to reflect further detailed masterplanning work, and to take account of changes in the policy context and regeneration work completed.
- 6.11. The NDF area as a whole is an area of different characteristics with varying opportunities. This Framework has been prepared on the basis of six distinct but interconnected zones, which are each afforded their own masterplanning principles and framework. The six character areas are:
- Character Area 1: Great Ancoats Street and Oldham Road Frontage.
 - Character Area 2: The Ancoats Core.
 - Character Area 3: The Poland Street Zone.
 - Character Area 4: Great Ancoats Street Frontage.
 - Character Area 5: New Islington Neighbourhood.
 - Character Area 6: Ashton Canal Corridor.
- 6.12. The site is located within the Ashton Canal Corridor character area (no. 6).
- 6.13. The NDF states at paragraph 6.122 that *“new residential development is likely to be delivered in the form of apartments. It is appropriate that higher density development is delivered in this location given it is city centre context with excellent access to public transport”*. However, the desire to maximise density should be carefully balanced with place-making requirements and the need to protect residential amenity, providing due consideration to the following:
- New development should carefully consider and respond to the setting of listed buildings and in so doing consider the form and height of the adjoining Mill buildings.
 - The layout and scale should consider the relationship with lower scale cottages and mews houses.
 - The way in which residential amenity issues – privacy, sunlight and daylight etc. have been considered will need to be fully justified in future planning applications. The environmental effects of new development does need to be judged on the basis of standards that are typical of city centre development in Manchester and will not detract from the creation of sustainable neighbourhood communities.

Eastlands Regeneration Framework

- 6.14. In 2011, MCC approved the Eastlands Regeneration Framework (“ERF”), which was developed to guide a wide range of actions and activities emerging at the Etihad Campus. Since that time, significant investment and development activity has taken place in the area and in 2017, MCC approved a further revised version of the Eastlands Regeneration Framework (‘the 2017 Framework’) which was prepared with a view to shaping the market, continuing to meet the needs of East Manchester and capturing new investment opportunities. This new Framework was put in place to guide the next phase of commercial and associated development in and around the Etihad Campus as well as connecting with the established eastward expansion of the City Centre taking place in Ancoats and New Islington.

- 6.15. Since the 2017 Framework was developed, consulted upon, and subsequently approved, the economic growth in the City has continued at pace, with up to fifteen years of employment growth now likely to be delivered in half that time. The impacts of this growth trajectory resulted in a further update to the Framework to broaden both its geographical scope and its ambition, which was approved in March 2016 ('the 2019 Framework').

Manchester Residential Quality Guidance (December 2017)

- 6.16. The Manchester Residential Quality Guidance ("MRQG") was adopted in December 2017 and sets out MCC's design and quality standard for new housing. The guidance demands design excellence in all new housing built in the city, sets minimum space standards and seeks to ensure high environmental standards.
- 6.17. The MRQG sets out the nine components that 'combine to deliver high quality residential development, through safe, inviting and sustainable neighbourhoods where people want to live' and developers are expected to refer to the guidance throughout the planning and development process and any new development should comply with it unless otherwise justified.
- 6.18. The space standards proposed are broadly in accordance with the minimum standards in the Nationally Described Space Standards ("NDSS"). The standards from the MRQG relevant to the proposed development are:
- 1 bedroom, 1 person – 39sqm.
 - 1 bedroom, 2 person – 50 sqm.
 - 2 bedroom, 3 person – 61 sqm.
 - 2 bedroom, 4 person – 70 sqm.
- 6.19. The MRQG requires good quality residential developments to exhibit an active ground floor to facilitate animated and interesting streets which the development makes provisions for. Public realm should be an integral part of all new residential development to ensure that Manchester's neighbourhoods are attractive, vibrant and successful. Landscaping and new public realm forms an integral part of the application proposals. The MRQG also requires residential development to be functional and offer practical solutions to waste management, recycling facilities, cycle parking and storage.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 6.20. This document provides further non-statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city. The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently. The document also provides details regarding the delivery of achievable and financially viable approaches to all aspects of sustainability.

Green and Blue Infrastructure Strategy (July 2015)

- 6.21. The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 6.22. The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure play an important role as part of Manchester's overall resource.

- 6.23. The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within City Centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

Places for Everyone (PfE)

- 6.24. PfE is a joint plan for Manchester that sets out to provide the land for jobs and new homes across the region. The emerging Plan, which has been prepared by nine Councils in Greater Manchester, seeks to ensure that the region has the right land available in the right places to deliver the homes and jobs needed up to 2035, and identify new infrastructure requirements such as transport, schools, health centres and utility networks required to achieve this.
- 6.25. Within PfE, there is an overwhelming support for additional housing within Greater Manchester and high-density residential development is highly encouraged in the most sustainable locations to help meet housing need.
- 6.26. On 11 August 2023 Inspectors appointed by the Secretary of State (Levelling Up, Housing and Communities) confirmed that the PfE plan is ready to move to the next stage of the process. They have recommended that the nine authorities consult on a set of modifications to clarify the wording of the policies however the vision, objectives and Spatial Strategy for the Places for Everyone Joint Development Plan of nine Greater Manchester districts remain unchanged. The main modifications are currently out to public consultation until 6 December 2023.

The National Planning Policy Framework

- 6.27. The NPPF (September 2023) sets out the Government's planning policies for England and how these are expected to be applied. The overall emphasis of the NPPF is to reiterate the Government's key objectives of boosting the supply of housing, facilitating economic growth, and securing sustainable development. The NPPF is a significant material consideration in the determination of this application.
- 6.28. Overall, the NPPF makes it clear that Local Planning Authorities should look for solutions rather than problems, and decision-takers should seek to approve applications for sustainable development.

Planning Practice Guidance

- 6.29. On 6th March 2014 the Department for Communities and Local Government launched the online PPG as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. It has been subsequently updated and added to, most recently in June 2021. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Summary

- 6.30. This chapter of the Planning Statement has identified the Development Plan Documents and other material considerations to be taken into account in the determination of the application. As defined by the Proposals Map, the site is located within East Manchester and identified for employment and housing uses in the Core Strategy. Furthermore, it is covered by the Ancoats and New Islington NDF which seeks to promote mixed-use development in this area.

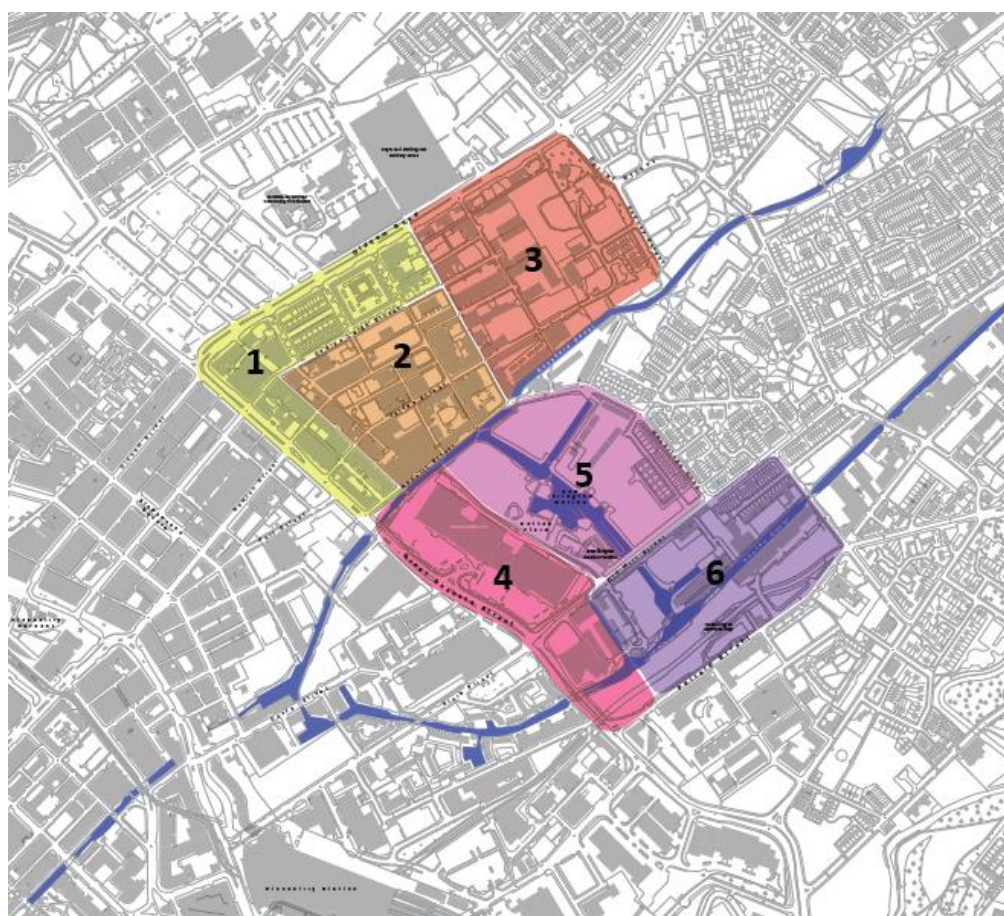
- 6.31. The existing and emerging policy framework prioritises the delivery of new homes on previously developed land in sustainable locations with good access to employment areas, public transport, services and amenities. The site is located in a highly sustainable location close to the Metrolink and City Centre transport hubs, major employment locations and also has good access to the highway network.
- 6.32. The site will deliver a high quality residential-led development in a highly sustainable location in accordance with adopted and emerging planning guidance.

7. Strategic and Regeneration Context

7. Strategic and Regeneration Context

- 7.1. The transformation of Ancoats and New Islington has become a powerful symbol of Manchester's urban renaissance. Physically and aesthetically it offers 21st century urban living amongst some of the City's most iconic industrial built fabric. Culturally and functionally it supports an industrious and creative workforce and independent businesses. This chapter sets out the strategic and regeneration context which has shaped the development proposals at the site.
- 7.2. The opportunity areas identified in Ancoats and New Islington are illustrated in Figure 7.1. The site sits within the Ashton Canal character area (no.6).

Figure 7.1: Ancoats and New Islington Character Areas



The Regeneration Journey

- 7.3. The development of Ancoats and New Islington has taken place over a significant length of time, with the historic mills in Ancoats being built during the Industrial Revolution and coming to maturity in the early-mid 20th Century. Following this period of peak density, development activity and economic growth, Manchester suffered from post-industrial decline, as experienced in cities across the UK in the late 20th century.
- 7.4. This heralded a new period in city planning which focused on regeneration and renewal, as reflected in the current policy framework.

- 7.5. This provided the platform for the Ancoats area, in particular, which underwent a programme of change and renewal to shape the area's post-industrial legacy.
- 7.6. To support, guide and steer the area's regeneration the New East Manchester Urban Regeneration Company was formed in 1999. This had a real impact on starting to envision the potential of the area, alongside the 2002 Urban Splash New Islington Framework.
- 7.7. Royal Mills and the Chips building were first occupied in 2008 and 2009 respectively with the final phase of Royal Mills being completed in 2015. Key infrastructure had also been delivered early, including:
- Cutting Room Square and Canalside, completed 2010.
 - Cotton Field Park, completed early 2011.
 - A new Metrolink Line, which included a new stop at New Islington, opened in 2013.
 - The restoration of St. Peter's Church as a rehearsal space for the Halle orchestra and event space, opened 2013 (extended 2019).
 - A permanent home for the Manchester Grammar School sponsored New Islington Free School, opened in September 2016 (they had been in temporary accommodation initially, since 2013).
- 7.8. The process in Ancoats and New Islington is symptomatic of the efforts, underpinned by policy, that have taken place across Manchester over the last 30 years to regenerate the city.
- 7.9. The implementation of policy has seen a vibrant living and working community populating parts of the city that had been in decline. This success has been more than 30 years in the making and has been possible due to a policy framework that has enabled the support, investment and passion of committed partners, and the community that has both existed and blossomed in the area.
- 7.10. The latest phase of redevelopment in Ancoats physically commenced in 2014, when the partnership between Abu Dhabi United Group ("ADUG") and Manchester City Council formed Manchester Life.
- 7.11. Some of the key residential developments which have taken place since the 2016 update to the Ancoats and Islington NDF include:

Urban Splash

- HoUSE, Phase 1 – 40 homes.
- Mansion House and Town House – 134 homes.
- Stubbs Mews - 18 homes.

Manchester Life

- Cotton Field Wharf - 302 units.
- 1 Cutting Room Square - 31 units.
- Smiths' Yard - 199 units.
- Murrays' Mills - 124 units.
- Sawmill Court - 158 units.
- Weavers Quay - 201 units.
- Vesta - 172 units.
- Lampwick - 213 units.
- New Little Mill - 68 units.

Mulbury

- Anco & Co, Blossom Street - 143 units.

ISIS Developments

- Islington Wharf Phase 4 - 101 units.

First Step

- Cotton Square – 23 units.

- 7.12. Much of the development that has been completed to date was designed with ground floor commercial space, especially in the 'Front of Ancoats', which has proven to be hugely popular. This includes Rudy's Pizza, which opened its first outlet in Ancoats in 2015 and has now become a well-known brand, not just in Manchester with operations elsewhere in the City Centre, but also further afield.
- 7.13. Manchester Life provided 16 commercial units in its first phase and its tenants include several winners at the 2019 Manchester Food and Drink Festival including The Jane Eyre, Pollen Bakery and SUGO Pasta Kitchen. Other Manchester Life tenants that have been short listed for Food and Beverage awards include Trove, Erst and Cask. International recognition has also come from Mana, which was awarded Manchester's first Michelin Star in 2019, after a 42 year hiatus.



- 7.14. Attracting a mix of independent-led food and beverage operator occupiers in Ancoats has been carefully curated and adhered to by most of the development partners in Ancoats. Commercial leases have been tightly managed to control opening hours and help create an attractive community for both businesses and residents.

- 7.15. Ancoats General Store continues to go from strength to strength, operating as a bar and coffee shop alongside its convenience store operation; it also opened a post office in 2018, providing further amenity for local residents. Ancoats is also now home to a barbers, and the Halle St Peters opened its extension in November 2019. This provides additional practice rooms and performance spaces alongside a new café, and will facilitate a broader cultural offer and opportunities for larger events.
- 7.16. There are further developments and proposals in the pipeline, which will continue to shape the area, including:
- The purchase and demolition of Central Retail Park by Manchester City Council to enable its future redevelopment and improve connectivity throughout the area. This is also to be the subject of a framework to highlight the policy position which supports its redevelopment.
 - Work to transform Great Ancoats Street, with significant environmental measures and improved pedestrian and cycle crossing points.
- 7.17. Residential development has impacted both the City Centre residential offer and provided a high quality extension to the cultural and visitor economy from the Northern Quarter into Ancoats.
- 7.18. There has been a natural progression of the City Centre outwards, and this includes Ancoats and New Islington. New residential developments with active ground floor uses have helped to achieve this, further enhanced by new public realm in Cotton Field Park and Cutting Room Square.
- 7.19. Development has predominantly been focussed on the area of Ancoats closest to Great Ancoats Street and much of this has been residential apartment blocks, with the exception of the ongoing refurbishment of the Grade II* Express Building to provide 77,500 sqft of contemporary workspace. This has generated a critical mass of local population to support the food and beverage offer that has developed. In accordance with policy, there is now an opportunity for a greater living – working mix of uses, providing employment opportunities for local residents, with less night time economy uses compared to the Front of Ancoats. The area is also capable of providing public spaces, greenspace and children’s play, which would support the environmental objective and policy requirements for place making.

Residential Market

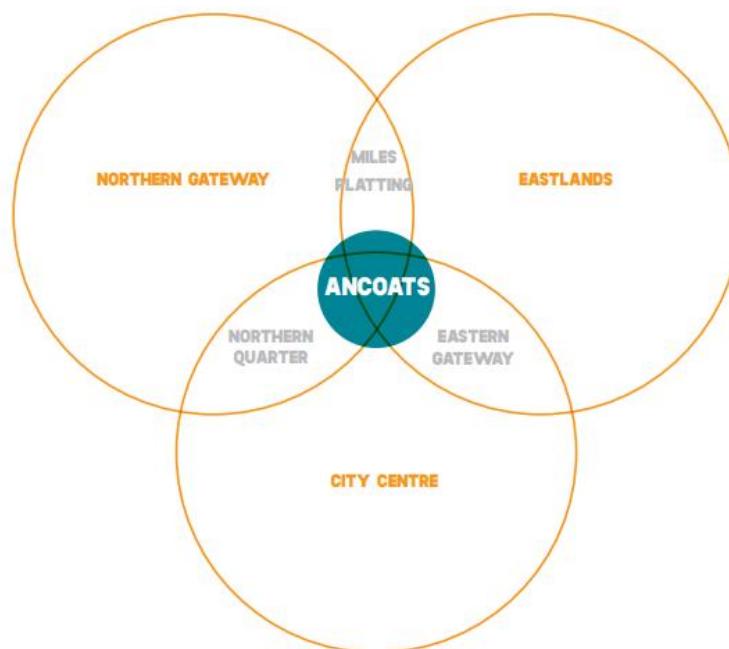
- 7.20. Manchester has seen unprecedented population growth over the past two decades, with growth concentrated in the City Centre and surrounding wards.
- 7.21. Less than 1,000 people lived in Manchester City Centre in 1990. As a result of the latest development cycle, the current total is now around 65,000. Population growth is concentrated in the City Centre and surrounding wards, and is expected to reach 100,000 residents by 2025.

Relationship with the City Centre

- 7.22. The updated City Centre boundary set out in the Manchester City Centre Strategic Plan 2015-2018 responded to the policy objective of economic growth and the delivery of more homes in the City Centre. As both the economy and population of Manchester have grown, large scale mixed-use developments incorporating commercial, residential and leisure uses are driving change at its boundaries - including Ancoats, and New

Islington to the east. The City Centre boundary has therefore been extended to recognise the contribution of former 'fringe' areas and their relationship with the City Centre.

Figure 7.2: Relationship of Ancoats to other City Centre Areas



- 7.23. The expansion of the City Centre therefore reflects the policy position and is also a key imperative of the Manchester Strategy (2016-2025) which is to drive the creation of sustainable neighbourhoods of choice which support economic growth and improve quality of life in these areas. This extension facilitated Ancoats and New Islington evolving into a desirable City Centre residential offer as well as a destination in their own right.
- 7.24. The 2016 Strategic Plan recognised that Ancoats and New Islington were increasingly growing in popularity for places to live. The expanded City Centre neighbourhoods are seen as locations where young, skilled and key workers have chosen to live, but also where a broader population, including retirees, have chosen to live.

Summary

- 7.25. The last two decades have demonstrated high-quality, sustainable regeneration is achievable and can act as an icon for successful regeneration up and down the Country. The site forms a small, but key piece of the puzzle in the area to continue the success which has occurred to date. The current policy and guidance basis is supportive of the proposed development at a macro and micro level, setting out the path to secure meaningful and important regeneration benefits to the existing community and future residents looking to relocate to this flourishing part of the City.
- 7.26. The principle of the proposed development is entirely acceptable and expressly supported by national and local planning policy and guidance.

8. Planning Assessment

8. Planning Assessment

- 8.1. This chapter assesses the proposed development against the relevant planning policy context and other material planning considerations. Based on the nature of the proposals, and having regard to the Development Plan and the NPPF, the key planning considerations are as follows:

- Principle of the Proposed Development.
- Housing.
- Design, Character and Appearance.
- Built Heritage.
- Transport, Access and Parking.
- Residential Amenity.

Principle of the Proposed Development

- 8.2. The site is located within the Regional Centre of East Manchester on the Proposals Map and benefits from policy support for residential and commercial development via Policy EC5 'East Manchester' which relates to the delivery of 80-85ha of employment land; and Policy H4 'East Manchester' which seeks to deliver 18,820 new residential homes in the area.
- 8.3. The site is included within the Ancoats and New Islington NDF area. The NDF states that this part of the City has a significant role to play in delivering the considerable number of new homes (25,000 over the next 10 years, Manchester's Residential Growth Prospectus) required in order for Manchester to sustain its positive economic growth trajectory and continue to improve quality of life. Ancoats and New Islington is identified as having all the attributes to deliver major population growth over the next 10 years.
- 8.4. Policy SP1 'Spatial Principles' states that this area will be the focus for economic and commercial development, retail, leisure and cultural activity alongside high quality city living. Policy H1 'Overall Housing Provision' goes on to state that this area as part of the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth. Policy H1 also seeks to ensure good quality family housing is delivered. The application site is a key site within the neighbourhood and it has been vacant for a prolonged period of time.
- 8.5. The site benefits from a historical planning permission for a 6-storey residential building which was granted planning permission on 26 September 2016. The principle of the site's redevelopment has therefore been accepted given the previous permission on the site, and the supportive policy context to regenerate a vacant, brownfield and underutilised piece of land within the City Centre. Paragraph 120 of the NPPF affords substantial weight to the value of using suitable brownfield land within settlements.

Housing

Space Standards

Internal Spaces

- 8.6. The MRQG states that space standards within dwellings should comply with NDSS as a minimum. In assessing space standards for a particular development, consideration needs to be given to the planning and layout of the home and the area in which its design creates distinct adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

- 8.7. Manchester's space standards combine NDSS and the London Housing Design Guide space standards. Table 8.1 sets out how the proposed development meets the required space standards.

Table 8.1: Space Standards Analysis

Manchester Space Standards				Proposed Development (sqm)	Compliant
No. of Bedrooms	Bed-spaces	1-storey dwelling	Built-in Storage		
1-bed	1p	39 (37)	1.0	41 sq. m	Yes
2-bed	3p	61	2.0	72 sq. m	Yes

Amenity Space: Communal Spaces

- 8.8. In addition to the space provided within each apartment, there will be a communal space solely for the benefit of future residents. On the ground floor, the amenity areas has been designed to foster social interactions, relaxation and recreational activities.

Housing Mix and Typology

- 8.9. A diverse range of housing will be required to meet population and household growth in Manchester. Smaller households are forecast to account for over half the growth in households. It is anticipated that this will further strengthen the demand in apartments, particularly given cost pressure and the increased reliance on private rented accommodation.
- 8.10. A key part of the overall strategy in both the Core Strategy and the ERF is to maximise the amount of development on brownfield sites in the most accessible locations. In order to deliver the necessary densities, an increasing proportion of new dwellings will be in the form of apartments. The Core Strategy states that the type, size and tenure of the housing mix will be assessed on a site by site basis and be influenced by local housing need and economic viability.
- 8.11. The MRQG places emphasis on the need to deliver a range of housing types and tenures that anticipate and fulfil the needs of different demographic groups.
- 8.12. The proposed development will deliver a mix of apartment types as follows:
- 20no.1- beds (50%).
 - 20no. 2-beds (50%).
- 8.13. Market analysis suggests there is a strong demand for smaller properties in this area, namely 1 and 2-bedroom properties within the Ancoats and New Islington regeneration areas. Furthermore, the site footprint is relatively small and the current designs attempt to deliver an efficient use of the space, whilst ensuring the MRQG internal space standards are met for the development.
- 8.14. Overall, the housing mix is considered appropriate and fully justified given the market signals and demand for this mix of accommodation in the area.

Inclusive Access

- 8.15. The 40 apartments proposed will all meet Part M4(2) 'accessible and adaptable dwellings'.

Affordable Housing

- 8.16. Policy H8 'Affordable Housing' establishes that new development should contribute to the City-wide target of 20% affordable housing provision on sites delivering 15 or more units (or greater than 0.3ha in size). Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision would be social or affordable rented, and 15% would be intermediate housing, delivering affordable home ownership options.
- 8.17. A Financial Viability Assessment will be submitted as part of the planning application. The assessment considers the likely development costs and compares these against the development value to determine the viability of the scheme, and its capability to contribute to S106 planning obligations. The assessment will utilise the findings to determine whether affordable housing, and any other obligations can be secured as part of the planning application process. The level of affordable housing provision will be confirmed with MCC during the determination period.

Design, Character and Appearance

Siting and Layout

- 8.18. Policies EN1 'Design Principles and Strategic Character Areas' and DM1 'Development Management' state that development should have regard to the appropriate siting and layout of development. The Guide to Development in Manchester SPD recognises that the layout of the scheme, and its design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas.
- 8.19. The proposed layout activates a larger part of the site when compared with the historical consent. Rather than having a single active façade on Old Mill Street, the current designs activate each façade of the building providing wrap around ground floor amenity uses on Lampwick Lane and Old Mill Street, creating a perimeter block approach to the development.
- 8.20. The building does not encroach on the ground floor pavement edge and it is not considered the built form is overbearing in the context of the existing streetscene. The 'back of house' uses such as the car parking, bin store, plant etc are located to the rear of the site to maintain the active frontage on Old Mill Street.
- 8.21. Overall, the siting and layout of the development maximises the use of a highly sustainable brownfield site with excellent access to public transport and city-wide services and amenities. The proposals footprint has been reduced compared to the previous proposal and makes a more efficient use of the land available without compromising the townscape character and views of sensitive buildings including the Ancoats Dispensary and Stubbs Mill. The siting and layout is well considered and in accordance with Policies SP1, EN1, DM1 and the aspirations of the Guide to Development in Manchester SPD.

Scale, Massing and Density

- 8.22. The site sits within an area of regeneration and change. The Guide to Development states that the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the skyline.
- 8.23. The site benefits from a historical planning permission for a 6-storey building. The Officers report for the 2016 scheme concluded (MIT emphasis in bold):

“It is recognised that a building of this scale will mark a change in the street scene from the existing vacant site and is taller than the existing residential buildings adjacent to the site. This visual relationship with the two storey houses to the immediate north east has been carefully considered and although there will be a marked change of scale, it is considered that this is acceptable in this location and context.

It is considered that the proposal responds appropriately to its context fronting Old Mill Street where buildings of height are considered to be more acceptable. The site presents a great opportunity for a prominent building and it is considered that a low scale development would not achieve this. The proposed massing responds to this and aims to revive a piece of land which has been left vacant since the removal of the former rectory in the 1960s by providing a building of quality and significance. It is considered that the building will sit on a prominent site marking the end of Old Mill Street and will signify an important corner of the New Islington masterplan area. It is considered that the scale, massing and design of this development responds well to the history and importance of the surrounding historical context, in particular Ancoats Dispensary.”

- 8.24. The mass of the building has been altered and extended to make better use of the ‘rear’ of the site. The technical assessments undertaken to support the application, including daylight, sunlight and heritage studies have confirmed the building’s mass would not materially impact sensitive receptors when compared with the previously approved development. The MRQG, and paragraph 108 of the NPPF, recognise that an increase in density should be encouraged in those parts of the city that are well connected to public transport, and have greater access to services and amenities. The Ancoats and New Islington NDF states that the area is capable of providing a medium to high density for residential accommodation, with the Ashton Canal opportunity area identified as accommodating higher density developments.
- 8.25. Policy H1 ‘Overall Housing Provision’ states that high density developments are defined as 75 dwellings per hectare (“dph”) and are considered appropriate in both the City Centre and parts of the Regional Centre. The site is located in the City Centre zone and the current designs achieve a density which is reflective of the surrounding built form and in accordance with policy and guidance for the site.
- 8.26. Overall, the scale and mass of the development responds to the existing built form and townscape in the local area. It is sympathetic and not overbearing in key views in the townscape and will effectively fuse with the urban fabric in New Islington. The proposals are in accordance with Policies SP1, EN1 and DM1.

Design and Sense of Place

- 8.27. To the north, west and south the former industrial wasteland has been regenerated into a vibrant mixed-use community, providing a blend of houses, apartments and complementary uses including restaurants, cafes and shops. Most significant of these is the Ancoats Dispensary and Stubbs Mill. Whilst only the Dispensary is a statutory designated heritage asset, Stubbs Mill is of merit, adding character and retaining the industrial heritage grain within the townscape. Whereas the site has laid vacant for the best part of 60 years, providing a negative influence on the townscape and its urban fabric.
- 8.28. This development marks a significant corner plot opportunity to deliver the last phase of regeneration on the southern extent of Old Mill Street. The proposals are of the highest design quality, respecting the existing heritage fabric and adding value.
- 8.29. The proposed development is therefore a high quality design which sits within its context and adds value to the regeneration of Ancoats and New Islington. The development is fully in compliance with Policies EN1, DM1 and EN3.

Built Heritage

- 8.30. Policy EN3 'Heritage' states that new development 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Paragraphs 194 and 195 of the NPPF set out the requirement to determine the impact of a development on the significance of heritage assets.
- 8.31. The site is not located within, or adjacent to, a Conservation Area. The nearest Conservation Area is Ancoats located c. 340m north of the site. To the immediate west of the site is the Ancoats Dispensary, also known as the Ardwick and Ancoats Hospital, a Grade II Listed Building.
- 8.32. The Grade II listed Ardwick and Ancoats Hospital was built between 1872 and 1874, to a design by Lewis and Crawcroft. The Hospital closed in 1989 after more than 100 years of service. It is a red brick building with polychrome bands and steeply-pitched hipped slate roofs. It has an irregular plan and is built in a Gothic style with three storeys above basement level. The dispensary building has significance as the earliest and most architecturally notable building of the former hospital complex. With the exception of this building, which covers an area of approximately 760 sqm, all other structures on the site including the nurses' home, ward blocks and various other ancillary buildings have been demolished. Some aspects of the main building have also been removed, including much of the central tower.
- 8.33. An application was approved on 30 July 2021 (ref. 130356/FO/2021) for the Dispensary's wholesale refurbishment for a ground plus 5-storey extension. The below image is sourced from Buttress' Design and Access Statement (May 2021) to support the planning application. It shows the existing site (which is the subject of this planning application) in the foreground with a CGI of the approved amendments to the Dispensary.
- 8.34. Paragraph 202 of the NPPF states where a development results in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Figure 8.1: View of Ancoats Dispensary looking North East from Old Mill Street (Source: Buttress Architects)



- 8.35. A Heritage Assessment has been undertaken by Wardell Armstrong and is submitted as part of the planning application. The assessment has found that the proposals will lead to less than substantial harm to the Grade II Listed Ancoats Dispensary. The proposed development responds positively to the existing Dispensary building and the approved amendments. The design is not overbearing on the setting of the Dispensary, and helps to frame the building. Given the vacant and dilapidated nature of the existing site, which has been the case for a number of years, the delivery of a new high quality building which activates the ground floor and uses a materials palette complimenting the built environment will be a positive addition to Old Mill Street and the overall streetscape.
- 8.36. The proposed development is similar in height to the Dispensary which is also proposed to be a six storey building. Therefore, whilst the height is taller than some of the low-rise residential dwellings to the northeast, it is below that of the previously approved Yo! Homes scheme, and fits within the context of the Ashton Canal regeneration area adding value to the character and its overall distinctiveness.
- 8.37. The principal public benefits relate to the regeneration of a vacant site which has been identified within multiple redevelopment frameworks as a key location to provide high-density development to support the Council's growth ambitions.
- 8.38. Overall, it is considered that the development has been designed sensitively, with the architecture and vernacular of the Listed Building in mind. The public benefits of the site's redevelopment outweigh any less than substantial harm to the heritage asset. Therefore, the development complies with Policy EN3 and the tests within the NPPF.

Transport, Access and Parking

- 8.39. Policy T1 'Sustainable Transport' and T2 'Accessible Areas of Opportunity and Need' seek to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments.

Car and Cycle Parking

- 8.40. The site is in a highly sustainable location with excellent access to public transport services including bus, rail and metrolink, and readily accessible by walking and cycling. It is in close proximity to a significant number of services and amenities. These merits combined with the ambition to reduce single car ownership have driven the requirement to minimise car parking on a sustainable site.
- 8.41. The Core Strategy states that car parking in the City centre is determined on a case by case basis. The MRQG expands on this by suggesting car parking provision in the City should take into account a number of variables which will affect demand, including tenure, price point and availability of public transport.
- 8.42. The proposed development includes five new car parking spaces, one of which will be a blue badge parking space. This would equate to a 12.5% provision of car parking spaces based on 40 apartments. There are several factors which justify a lower provision of parking spaces in the City Centre.
- 8.43. Firstly, the site is in a highly sustainable location with access to a range of public transport interchanges in the immediate vicinity. This includes bus, rail and metrolink. The use of these services is a genuinely realistic alternative to private vehicle use, and the access to this transport opportunity will be clearly outlined in the residential travel plan packs issued to all new homeowners and renters.

- 8.44. Secondly, the proposals are delivering in excess of 100% cycle parking provision (1.2 cycle racks per apartment). This provides each apartment with the opportunity to securely store their bicycles internally within the building. The cyclist and pedestrian infrastructure within the City Centre is excellent and will encourage future residents to choose walking and cycling as feasible options to travel to and from their homes.
- 8.45. Thirdly, there are two car clubs in Manchester and Salford (Enterprise and Co-Wheels) which provide ample opportunities to hire cars on a short-term basis to facilitate journeys which cannot be serviced by public transport, or via walking and/or cycling. The nearest pick-up/drop-off location is on Store Street (M1 2WA) a 10-minute walk (650m) along Old Mill Street and Store Street.
- 8.46. The level of car and cycle provision is considered commensurate for the site's sustainability circumstances and will encourage residents to travel by sustainable means, rather than the opposite which could increase the proportion of private vehicles within the City centre and thus increasing congestion.
- 8.47. The access to the car parking will be at the rear of the building, turning off Lampwick Lane. The car parking spaces will be available for residents of the building to utilise, and a management company will regularly monitor and patrol the spaces to ensure that only residents in the building are able to access and use the spaces provided.

Traffic Impact

- 8.48. The Transport Statement predicts the development to generate 4 two-way vehicular trips during the weekday AM (1 arrival and 3 departures); and 3 two-way trips during the weekday PM. The proposals will clearly result in a minimal increase in trips on the highways network. This would equate an additional vehicle every 15-20 minutes during the morning peak and every twelve minutes during the evening peak. The proposed commercial (retail and leisure) use would likely expect the vast majority of customers and visitors to be linked with other uses in the vicinity of the site. The traffic generation associated with these uses would be negligible and no car parking would be allocated for them.

Summary

- 8.49. Overall, it is considered that the development will have a minimal impact on the local highway network and there will be adequate car and cycle provision to serve the needs of new residents. A travel plan pack will encourage residents to utilise the range of sustainable transport options on offer within the site's immediate vicinity. The development is therefore in compliance with Policies SP1, T1, T2 and DM1.

Residential Amenity

- 8.50. Policy DM1 'Development Management' states that development should have regard to the effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- 8.51. The policy continues, referencing the adequacy of internal accommodation and external amenity space. Paragraph 130(f) of the NPPF requires development to deliver high standards of amenity for existing and future residents.
- 8.52. There are two key aspects associated with amenity; the first is the amenity of the existing residents adjacent to the site and in the local area, and the impacts of development on these residents; and the second is the site suitability for its intended use and the amenity impacts on future residents based on the existing site conditions.

Amenity of Existing Residents

- 8.53. The nearest residential properties are 88 Old Mill Street (c. 8m to the northeast); Weavers Quay (c. 26m to the northwest); and Ancoats Dispensary (c. 7m to the west). It is inevitable that redevelopment of the site would change the site conditions. However, the site has been vacant land since the removal of the former rectory in the 1960s. For the best part of 60 years it has laid disused. The redevelopment of the site would improve the character and appearance of the site and the local area, providing a positive redevelopment in a key regeneration area for the City.
- 8.54. The building has been sited and positioned to minimise overlooking, overbearing and overshadowing effects on the adjacent properties, and the maximum height of the development does not exceed that of the previously consented scheme. It is recognised that an increased level of height is considered appropriate on Old Mill Street. Weaver Quay extends up to 9-storeys; Ancoats Dispensary extends up to 5-storeys; and Lampwick Quay extends up to 7-storeys.
- 8.55. A Daylight and Sunlight assessment has been undertaken by GIA. As the massing of the proposal has changed GIA overlaid the model that was assessed as part of the previous scheme to inform the updated report and proposal. Due to the current scheme being smaller in footprint, the report presents a worst case scenario which is discussed below.
- 8.56. With the exception of the newly converted Ancoats Dispensary, the construction of the proposed development will result in changes in daylight and sunlight amenity to the surrounding residential properties which are either fully BRE compliant or minor in significance as well as leaving retained values which are very reasonable in context.
- 8.57. The windows in the north west facing elevation of Ancoats Dispensary derive their light across the currently undeveloped site. Development of it to an extent which has previously been consented will, therefore, result in changes in daylight and sunlight amenity which breach BRE guidance.
- 8.58. The majority of the rooms served by these windows do, however, have mitigating windows which retain very reasonable in context levels of sky visibility to the effect that these rooms will all continue to benefit from daylight distribution (NSL) to between 71% and 94% of their areas.
- 8.59. These dual aspect layouts of the Dispensary clearly indicate that this building was designed in acknowledgement that the proposed development site would, at some point, be developed along the lines of the 2016 planning consent. This is further evidenced by the fact that there are only 4 single aspect rooms with all of their windows deriving their light over the site and they are all bedrooms, which have a lesser requirement for natural light by virtue of their usage.
- 8.60. These 4 bedrooms will experience noticeable changes in daylight amenity as a consequence of the construction of the Proposed Development. The windows serving 3 of them will, however, retain VSC levels of between 22% and 25% which is very good for a bedroom in an urban location.
- 8.61. Whilst the remaining bedroom will be unable to retain similar levels of daylight amenity, it should be recognised that the Proposed Development only affects one room in such a way, it is a bedroom and VSC from the two windows serving this room only differ by an unnoticeable 0.9% and 1.1% compared to what they would have been the case had the consented scheme been constructed.
- 8.62. Overall, the daylight and sunlight effects of the Proposed Development will result in changes in daylight and sunlight amenity to the surrounding residential properties which are considered to be reasonable given the site's context.

Amenity of Future Residents

- 8.63. The housing section above considers the adequacy of internal accommodation and external amenity space so this is not discussed further here. The technical analysis undertaken in Chapter 9 considers the amenity impacts of the local environment on future residential receptors.

Summary

- 8.64. In summary, the site is a vacant underutilised parcel of land, and this has been the case for a considerable period of time. The delivery of a high-quality scheme which creates a positive addition to the character and appearance of the local area weighs in favour of the proposals. It is recognised there could be a slight change in the levels of daylight and sunlight for existing residents as a result of the development, but this needs to be read within the site's context in the City Centre, primed for regeneration to continue the good work to date in Ancoats and New Islington. As such, it is considered the development satisfies Policy DM1 of the Core Strategy.

9. Environmental and Technical Considerations

9. Environmental and Technical Considerations

9.1. The remaining environmental and technical considerations relevant to determination of the application have been presented within a series of standalone reports. An overview of the report findings have been provided below covering the following areas:

- Crime and security.
- Construction management.
- Ecology.
- Environmental standards.
- Flood risk and drainage.
- Ground conditions.
- Noise.
- Waste management.

Crime and security

9.2. Policy DM1 requires that consideration be given to community safety and crime prevention. Paragraphs 92(b) 130(f) of the NPPF states that development should create places that are safe, and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.

9.3. A Crime Impact Statement has been prepared by Greater Manchester Police as part of the planning application. The Statement identifies that bringing an existing vacant plot into use and providing active surveillance from the residents and ground floor uses will no doubt improve the security of the site compared to the current baseline. The Design and Access Statement sets out that the following considerations will be included at detailed design stage:

- Appropriate access control to mitigate tail-gating
- PAS24 accredited access control door (with vision panel) to the cycle store
- Video entry system to building
- Anti-graffiti coating to the rear of the building (2m high)
- Commercial units to have self-contained access only, with provision for appropriate CCTV, access control and alarm system

9.4. Mitigation solutions are proposed to address some of the recommendations and further consideration will be given at the detailed design stage. These include:

- ***The recessed entrances may provide the potential for shelter/concealment:*** Whilst the recessed entrance is largely a by-product of the building design, they are to be fully covered with CCTV and appropriately illuminated to mitigate risk. The strategy for moving on those loitering will be developed by the estates management team.
- ***The proposed undercroft parking areas would benefit from garage doors/shutters:*** The mitigation strategy for this is the same as the recessed entrances. It is a possibility that a shutter system could be reviewed as the design develops.

9.5. The proposals are considered to minimise the risk of crime and disorder, and ensure residents feel safe in the new community in accordance with Policy DM1.

Construction management

- 9.6. The site is located in a mixed-use area, but the immediate vicinity predominantly comprises residential properties which are sensitive receptors to the effects of construction and its associated activities. Therefore, it is important that due consideration is given to the management of the construction process to protect the amenity and living conditions of these residents.
- 9.7. Prior to commencing works on site, a full CEMP would be prepared for agreement with MCC. The aim of the report will be to outline the methods of construction; site preparation and setup; security; signage; hoarding; welfare facilities; temporary drainage measures; temporary air quality and dust suppression measures; noise abatement and management; vehicular and pedestrian routing. Waste will be controlled and managed in line with a Site Waste Management Plan, under ownership of the appointed contractor.
- 9.8. Regular dialogue will be undertaken with the local community, advising them of the overall project timescales, phasing, mitigation measures and complaints procedures / points of contact during the build period. It is expected that construction hours would be typical comprising Monday to Friday (08:00-18:00) and Saturdays (08:00-13:00). No works during Sundays or Bank Holidays would take place, unless prior agreed with MCC.
- 9.9. Overall, it is considered that the construction activities can take place without any detrimental impacts on amenity or highway safety, provided the CEMP is in place and actively employed by all contractors and sub-contractors. The proposed development is compliant with Policies SP1 and DM1, and Policy DC26 'Development and Noise' of the UDP.

Ecology

- 9.10. Policy EN15 'Biodiversity and Geological Conservation' and DM1 seeks to ensure that applicants identify, enhance and restore impacts from development on local habitats. An Ecology Assessment has been undertaken by Wardell Armstrong as part of the planning application.
- 9.11. The habitats on site comprise porta cabins and hardstanding. There are no habitats or features which could support protected or notable species recorded within the site, nor were any identified as being present. As such, the site in its current form offers no value to habitats or wildlife in the local area. The proposed development will include a series of ecological enhancement measures including planting areas and green roofs.
- 9.12. Given the proximity of the site to any designated ecological sites, no material impacts are anticipated as best practice site management measures will mitigate any effects during the construction phase.
- 9.13. Overall, these measures combined would result in a Biodiversity Net Gain ("BNG") and provide long-term meaningful benefits to local wildlife. The BNG technical note that accompanies the submission demonstrates that the proposed planting strategy will provide a 100% net change in biodiversity habitat units. The site proposals as currently designed are predicted to result in a net gain of 0.08 habitat units, with 0.22 habitat units potentially achievable if the green roof was designed to be a biodiverse green roof in good condition.
- 9.14. The proposed development is compliant with Policies EN15 and DM1.

Environmental standards

- 9.15. Policies SP1, EN4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development', EN5 'Strategic Areas for low and zero carbon decentralised energy infrastructure', and EN6 'Target Framework for CO₂ reductions from low or zero carbon energy supplies' focus on reducing greenhouse gas emissions and

achieving low and zero carbon developments. The Guide to Development in Manchester SPD sets out measures to achieve energy efficiency and deliver renewable energy technologies in new developments.

- 9.16. An Environmental Standards Statement has been prepared by Urban Splash in support of the planning application. Overall, the proposed development should demonstrate at detailed design stage that it achieves the necessary carbon reductions and delivers renewable energy technology, which cumulatively will assist in addressing the Council's ambitions to tackle the climate change emergency.

Flood risk and drainage

- 9.17. Policy EN14 'Flood Risk' states that a scheme should be prepared to minimise surface water runoff, and designed to avoid risk of flooding to on and off-site receptors. The site is located within Flood Zone 1 (lowest area of flood risk). It does, however, lie within a critical drainage area (an area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network). These areas are particularly sensitive to an increase in surface water runoff which could exacerbate local flooding problems. Policy EN17 'Water Quality' states that development should avoid any adverse impact on water quality, and seek to minimise groundwater contamination.
- 9.18. A Surface Water Drainage strategy has been prepared by Wardell Armstrong and submitted as part of the planning application. It is proposed that surface water runoff from the roofs and hardstanding is discharged to the public combined sewer running in Lampwick Lane. United Utilities have confirmed that it would be acceptable to discharge surface water to the combined sewer at the maximum rate of 5 litres per second.
- 9.19. An drainage layout has been prepared to utilise downpipes and yard gullies, discharging into on-site storage, prior to discharging to surface water drains in Lampwick Lane. It is proposed to construct a geocellular storage tank in the southern extent of the site, providing c. 28.5m³ of storage.
- 9.20. In addition, the building will employ a series of water efficiency and conservation measures including dual flush toilets, flow restrictors to taps, low flow showers and various other measures to minimise water use in the apartments and non-residential floorspace.
- 9.21. Overall, the site is not at risk of flooding and a comprehensive sustainable drainage strategy has been prepared to minimise water resource use in the building's operational phase, and designed to capture and store surface water which can then be released at an agreed discharge rate with United Utilities and Lead Local Flood Authority. The development is therefore compliant Policy EN14.

Ground conditions

- 9.22. Policy EN18 'Contaminated Land and Ground Stability' requires consideration of the potential sources of ground contamination and its effect on new developments. A Phase I Preliminary Site Investigation has been undertaken by Wardell Armstrong in support of the planning application.
- 9.23. There is a low/moderate risk of on-site contamination associated with the made ground and former operations undertaken on site, including a sawmill and grinding shop. There is a potential for organic materials to be present on site which could generate ground gases. Gas could also be generated from historical mining operations on site and within the surrounding area.
- 9.24. Prior to commencing works on site, a suite of intrusive investigations will be undertaken. The scope of these studies would be agreed with MCC, and the need for any remedial measures identified to protect sensitive receptors during the construction and operational phases of development.

- 9.25. Overall, the ground conditions, whilst likely to be subject to localised contamination, are well understood and can be readily mitigated with best practice commonplace measures secured by condition as part of the planning permission. The proposed development is compliant with Policy EN18.

Noise

- 9.26. Policy DM1 required development to consider the effects on amenity associated with noise and vibration. Policy DC26 relates to 'Development and Noise' and sets out the Council's role to consider the effect of new developments which could generate noise; and the implications of new development being exposed to existing noise sources.
- 9.27. A Noise Assessment has been undertaken by BWB and is submitted as part of the planning application. A noise survey confirmed the main sources of existing noise are associated with road traffic.
- 9.28. The proposed development could generate noise and vibration associated with construction activities. However, these effects would be mitigated through a suite of best practice measures set out in a CEMP. During the operational phase, the assessment has considered the suitability of the site for future residents, and the impacts to existing residents.
- 9.29. Due to the existing noise climate, noise mitigation measures are required and have been designed into the development. These include glazing, ventilation and façade improvement measures, and will ensure the internal noise climate is suitable for future residents. The proposed development also includes private communal space in the form of the seating areas on each level, and private balconies. The noise levels are anticipated to be elevated in located with a view of Old Mill Street. Terrace private seating areas are available within the development which meet the relevant noise standards. ProPG states that where adverse noise impacts remain, the impact may be partially offset if residents are provided with a relatively quiet alternative external amenity space. It is therefore considered that the exceedances predicted on proposed private terraces may be acceptable as residents will have access to quieter amenity spaces, and, as such, further consideration to mitigation is not considered to be warranted.
- 9.30. With regards to the existing residents, the potential effects are limited during the operational phase given the residential nature of the proposed development. This notwithstanding, there could be noise associated with vehicular movements to and from the site, associated with both future residents and the commercial (retail and leisure) use, including the delivery of goods and services associated with non-residential uses. The assessment has confirmed that impacts to off-site receptors would be mitigated through standard measures including plant noise limit controls, and suitable management strategies for the delivery of servicing and goods for the residential and non-residential uses.
- 9.31. Overall, the proposed development sufficiently mitigates the impacts of the existing noise climate on future residents, such that the daytime and night-time noise levels are achievable. Given the site's city centre location, it is somewhat inevitable there would be elevated noise levels in this location. The standard of noise mitigation can be agreed with MCC in the future and form a condition on the planning permission. As such, the proposals are compliant with Policies DM1 and DM26.

Waste management

- 9.32. Policy DM1 and EN19 'Waste' requires development to consider refuse storage and collection and prioritise the processing of waste in accordance with the waste hierarchy, seeking developments to re-use and recycle their waste as a priority.

- 9.33. A Waste Strategy has been prepared by Howells and is submitted as part of the planning application. MCC's Waste Storage and Collection Guidance for New Developments (version 7.00) has informed the strategy. The proposed development provides a bespoke refuse store room on the ground floor, which is directly accessible via Lampwick Lane.
- 9.34. The refuse store room provides 8no 1,100L bins (2no. pulvable; 2no. co-mingled; 4no. refuse). This level of provision is in accordance with MCC's guidance and will ensure residents maximise the opportunities for recycling and re-use of waste in the first instance. Residents will be able to access the refuse store via the lifts or staircase. The building management team would take the bins to an agreed collection point, each collection day and return them to the bin store.
- 9.35. The arrangements outlined within the Waste Strategy ensure maximum ease and efficiency for residents, thus ensuring waste is contained within a specified area. There is a clear commitment and drive to ensure residents recycle. The proposed development is compliant with Policies DM1 and EN19, and MCC's waste guidance.

Summary

- 9.36. A comprehensive suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of archaeology; crime; daylight / sunlight; ecology; flood risk and drainage; ground conditions; heritage, highways; and noise.

10. Sustainable Development

10. Sustainable Development

- 10.1. Paragraph 8 of the NPPF sets out a series of objectives which should be achieved when delivering sustainable development through the planning system. These include economic, social and environmental benefits which should meet the needs of the present without compromising the needs of future generations. The proposed development would deliver a wide range of significant benefits which weigh in favour of the proposals.

Economic

- 10.2. The redevelopment of this site will contribute to building a strong, responsive and competitive economy. In particular it will:
- Generate significant investment in the local economy through the construction spend, creating jobs and opportunities to provide apprenticeships and training and development, in accordance with Policy PA1 'Developer Contributions'.
 - Additional household spending generated by the new residents, in accordance with Policy H1 'Overall Housing Provision'.
 - The site has laid vacant for a considerable period of time. It is also identified in a number of policy / guidance documents as a key area for regeneration, assisting to deliver the Council's regeneration ambitions for East Manchester, in accordance with Policies SP1 'Spatial Principles' and EC3 'The Regional Centre'.
 - The development will generate increased fiscal revenue for the Council associated with Council tax, business rate receipts, and new homes bonus payments, all of which would not be realised in the absence of the proposed development.

Social

- 10.3. The proposals will support strong, vibrant and healthy communities. It provides housing which meets a clear established need and will deliver a well-designed space that compliments the existing environment. In particular it will:
- Provide a proportion of affordable housing, subject to viability discussions with Officers.
 - Deliver a scheme with enhanced social cohesion opportunities through the private communal amenity space, encouraging new communities to develop and enhanced interaction for future residents.
 - Delivery of the right type, size and mix of accommodation to address an evidenced need, in accordance with Policy H1 'Overall Housing Provision' and H8 'Affordable Housing'.
 - Help to redress the fear of crime associated with the site's vacant nature, instead providing a safe and secure development which provides appropriate lighting, security, landscaping and design features to make existing and future residents feel safe and secure in the neighbourhood, in accordance with Policy EN1 'Design Principles and Strategy Character Areas'.

Environmental

- 10.4. The proposed development will provide marked improvements to the natural, built and historic environment. The site comprises hardstanding, brownfield land which offers no ecological value whatsoever, and acts as a visual eyesore given its existing character. Whereas, the proposed development would:
- Make efficient use of brownfield land, in accordance with Chapter 11 of the NPPF.

- Provide an energy efficient and sustainable building fabric which minimises natural resource uses, and generates renewable energy to support the needs of future site users, in accordance with Policies EN4, EN5 and EN6 (energy related policies).
- Create a Biodiversity Net Gain on site of 100%. This would be delivered through the landscaping strategy and include a suite of planting measures.

Summary

- 10.5. Overall, when taken cumulatively, the proposed development would result in a number of material social, economic and environmental benefits that would outweigh any harm during the construction and operational phases of development. The site is in dire need of regeneration to become a positive addition to the local streetscape and support the continued growth of the Ancoats and New Islington communities. On balance, the proposals are fully compliant with local and national planning policy and planning permission should be granted without delay.

11. Conclusions

11. Conclusions

- 11.1. This Planning Statement has been prepared by MIT in support of a full planning application for the redevelopment of land to the south of Old Mill Street, Ancoats, Manchester, M4 6BX. The application has been prepared on behalf of Urban Splash, an award-winning regeneration company making exceptional places for people to live and work, with a significant track record of delivery across the Ancoats and New Islington regeneration areas.
- 11.2. The site extends to 0.15ha and has laid vacant for the best part of 60 years. Most recently it has been used as a car park, and is generally a visual eyesore on the streetscape. There are limited constraints associated with the site itself, the main considerations are heritage designations including the Grade II Listed Ancoats Dispensary located to the immediate west, and the non-designated Stubbs Mill Building located to the south; and existing residential properties which could be impacted by the proposals during the construction and operational phases of development.
- 11.3. The proposals are described on the application forms as:
- “Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”*
- 11.4. The Applicant is seeking permission to deliver the following uses:
- 40no. residential apartments (use class C3). The housing mix comprises 20no. 1-beds and 20no. 2-beds.
 - 87sqm of ground floor commercial (retail and leisure) floorspace (use class E).
 - 86sqm of private communal amenity space on the ground floor.
 - Five car parking spaces, of these one will be a blue badge parking space.
 - 48no. cycle parking spaces provided securely in the ground floor of the building.
 - Photovoltaic panels and habitat creation on the roof space.
 - Green roof.
- 11.5. The site is within an area of change, with significant regeneration projects both complete and underway across the New Islington and Ancoats areas. This regeneration is supported by the Council’s Neighbourhood Development Framework, alongside key policies in the Core Strategy including Policy SP1 ‘Spatial Principles’; EC3 ‘the Regional Centre’; EC5 ‘East Manchester’; H1 ‘Overall Housing Provision’; and H4 ‘East Manchester’. These policies support the delivery of new high-quality housing in East Manchester, and the regeneration of key sites to deliver the Council’s Local Plan objectives.
- 11.6. A comprehensive suite of technical assessments have been undertaken in support of the planning application. These studies have not identified any insurmountable impacts or concerns which could not be dealt with by commonplace measures, and / or form a condition as part of any planning permission. Overall, the proposals constitute sustainable development in accordance with the NPPF, delivering the social, economic and environmental objectives of the Framework.
- 11.7. On this basis, it is respectfully requested that planning permission is granted without delay.

Appendix 1: Howells Drawing Schedule



Old Mill Street

2450-240717 C.4-SCH-PLNG ISSUE

Appendix 2: Consultation Letter



31 October 2023
1 of 2

Invitation to Public Consultation Event for Old Mill Street, Manchester

To Whom it May Concern

You are invited to a drop in public consultation event that Urban Splash is hosting on Tuesday 14 November at Beehive Mill (Jersey Street, Manchester, M4 6JG) from 4.30pm to 7.30pm.

We will share our proposed plans for the redevelopment of the derelict site on the corner of Old Mill Street, Upper Kirby Street and Lampwick Lane – a location we refer to as Old Mill Street.



Final Pieces of the New Islington Jigsaw

Old Mill Street is identified for development by Manchester City Council and is one of the final pieces of the New Islington jigsaw, a 20-year regeneration effort that has turned the area in to one of the “best places to live in the UK” according to The Sunday Times.

New Islington is a flourishing community with homes, workspaces, a marina, shops, and breath-taking architecture. Urban Splash has been involved from the outset, as master planner and developers working closely with Manchester City Council and Homes England.

Now, working with Howells Architects, we are excited to bring forward plans to transform one of the last remaining derelict sites to create a modern, sustainable apartment building with 40, one and two-bedroom apartments, a shop or café at ground floor, spacious private balconies and communal amenity spaces, plus five parking spaces and storage for 40 bicycles.

Registered in England:
Urban Splash Management Limited:
08338875

Registered in England:
Urban Splash,
Timber Wharf,
16–22 Worsley Street,
Castlefield,
Manchester, M15 4LD

2 of 2

Find out more

At the public consultation event you will have the opportunity to learn more about the plans and share your thoughts with us. We value your input and look forward to hearing from you. if you are unable to attend in person but would like to find out more you can contact us at consultation@urbansplash.co.uk.

We look forward to seeing at the event.

Yours faithfully

Urban Splash



**Made it
Together**