

Planning Statement and Environmental Statement Addendum

Hotspur Press, Manchester

April 2024

Turley

Contents

1.	Introduction	3
2.	Response to Consultee and Public Comments	5
3.	Proposed Amendments	7
4.	Planning Appraisal	15
5.	Environmental Statement Addendum	24
6.	Summary and Conclusions	28
Appendix 1: List of Documents and Drawings		32
Appendix 2: Tall Building Statement (April 2024)		41

Will Hannah
will.hannah@turley.co.uk

Client
Manner

Our reference
DUKM3000

April 2024

1. Introduction

1.1 This Planning Statement and EIA Addendum (hereafter referred to as the 'PSA') is submitted by Turley on behalf of Manner ('the Applicant') to Manchester City Council ('MCC' or 'the Council') in support of the planning application for the redevelopment of the existing Hotspur Press site ("the Site") located on Cambridge Street in Manchester City Centre.

1.2 The planning application was validated by Manchester City Council on 13 December 2023¹ with the following description of development:

Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 36-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

1.3 In response to the amendments to the scheme, detailed in Section 3 of this PSA, the description of development has been revised, as follows:

Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

1.4 This PSA:

- Provides a summary of the actions and responses from the Applicant in respect of consultee comments received during the determination process of the planning application (Section 2).
- Provides a summary of the amendments that are proposed in respect of the planning application submitted (Section 3).
- Provides an appraisal of the amended scheme in accordance with the relevant Development Plan policies and other material considerations (Section 4).
- Revisits the overall Planning Balance for the proposals in light of amendments made and other material considerations (Section 5).

¹ LPA ref. 138805/FO/2023

- 1.5 The Planning Statement Addendum should be read in conjunction with the original Planning and Tall Building Statement² and Environmental Statement ('ES') submitted with the planning application.
- 1.6 The PSA is submitted alongside a number of revised technical documents and revised plans to those submitted with the original application (**Appendix 1**). Technical documents have only been updated where the proposed amendments have required the scheme to be re-assessed. This is applicable to the following:
- Design and Access Statement (Addendum)
 - Waste Management Strategy
 - Transport Assessment
 - Interim Travel Plan
 - Air Quality Assessment
 - Crime Impact Statement
 - Energy Statement
 - Fire Strategy Statement
 - Landscape Scheme
 - Construction Methodology and Façade Retention
 - ES Chapter 8 Built Heritage
 - ES Chapter 9 Climate Change
 - ES Chapter 12 Wind Microclimate
- 1.7 Where documents have not been updated, this is because changes relate only to matters of the description of development or revised drawings. As such, where a document has not been updated, the revised description of development at paragraph 1.3 above, and plans listed at **Appendix 1**, supersede those referred to in the originally submitted documents.

2. Response to Consultee and Public Comments

- 2.1 This Section provides a summary of the actions carried out by the Applicant resulting from discussions with Council officers and responses from technical consultees since the submission of the planning application in December 2023.

Table 2.1: Status of Applicant's response to the consultee comments received for application ref. 138805/FO/2023

Consultee	Response	Status
MCC Work and Skills	No objection – conditions recommended	Applicant agrees to conditions.
Historic England	No requirement to consult	No action required
Canal and River Trust	No comment	No action required
Greater Manchester Archaeological Advisory Service (GMAAS)	No objection – conditions recommended	Applicant issued request to the Council to amend the proposed condition.
Natural England	No objection	No action required
United Utilities	No objection – conditions recommended	Applicant agrees to conditions.
Transport for Greater Manchester (TfGM)	No objection	Applicant responded to MCC. Response note issued to MCC 5 th April 2024.
Manchester City Council Highways	No objection – conditions recommended	Applicant responded to MCC. Response note issued to MCC 5 th April 2024.
Active Travel England	No objection – conditions recommended	Applicant responded to MCC. Response note issued to MCC 5 th April 2024.
Environment Agency	No objection – conditions recommended	Applicant agrees to conditions.
Sport England	No objection	No action required
Airport Safeguarding	No objection	No action required
Network Rail	No objection – conditions recommended	Applicant to responding within updated application. Glint and Glare Assessment is submitted to MCC within this update.
Health and Safety Executive (HSE)	No objection	No action required

Consultee	Response	Status
Manchester City Council Environmental Health Officer (EHO)	No objection – conditions recommended	Applicant responded to MCC on 11 th March 2024, proposing re-wording and removal of conditions.
Greater Manchester Ecology Unit (GMEU)	No objection – conditions recommended	Applicant agrees to conditions.
Manchester City Council Design	No objection – subject to addressing comments	Applicant to respond within updated application. Please see the submitted Design and Access Statement Addendum.
Sunlight and Daylight	No objection	Applicant issued response to the Council on 27 th February 2024.
Lead Local Flood Authority	No objection	Applicant issued response to the Council on 27 th February 2024.

3. Proposed Amendments

- 3.1 This Section outlines the proposed amendments made as direct result of the design evolution of the proposed development.
- 3.2 This Section should be read in conjunction with the Design and Access Statement Addendum ('DAS Addendum') prepared by Hodder and Partners.

Design Evolution

Building Height

- 3.3 The key external changes to the proposed development from that previously proposed is the reduction in overall height and width of the proposed building. This change is discussed in detail within the DAS Addendum, prepared by Hodder and Partners.

- 3.4 In summary, the tower element of the proposed development has reduced in height by 425mm and stands at 146.7m.

- Floor-floor height of previous scheme: 3025mm
- Floor-floor height of revised proposal: 2850mm
- Number of storeys for previous scheme: 36 storeys
- Number of storeys for revised scheme: 37 storeys
- Overall height of previous scheme: +147.125m
- Overall height of revised scheme: + 146.700m
- **Reduction in overall height of revised scheme: 425mm (0.425m)**

- 3.5 These changes are a result of design evolution and will allow the building to be delivered with greater efficiency.

Massing / Building Width

- 3.6 The width of the tower's footprint has been reduced on the East and West elevations by 200mm on both sides, resulting in an overall 400mm reduction in width of the tower. The location of the core has remained unchanged.

- 3.7 This change produces a more slender and elegant appearance of the tower within the Manchester skyline.

Amount of Development

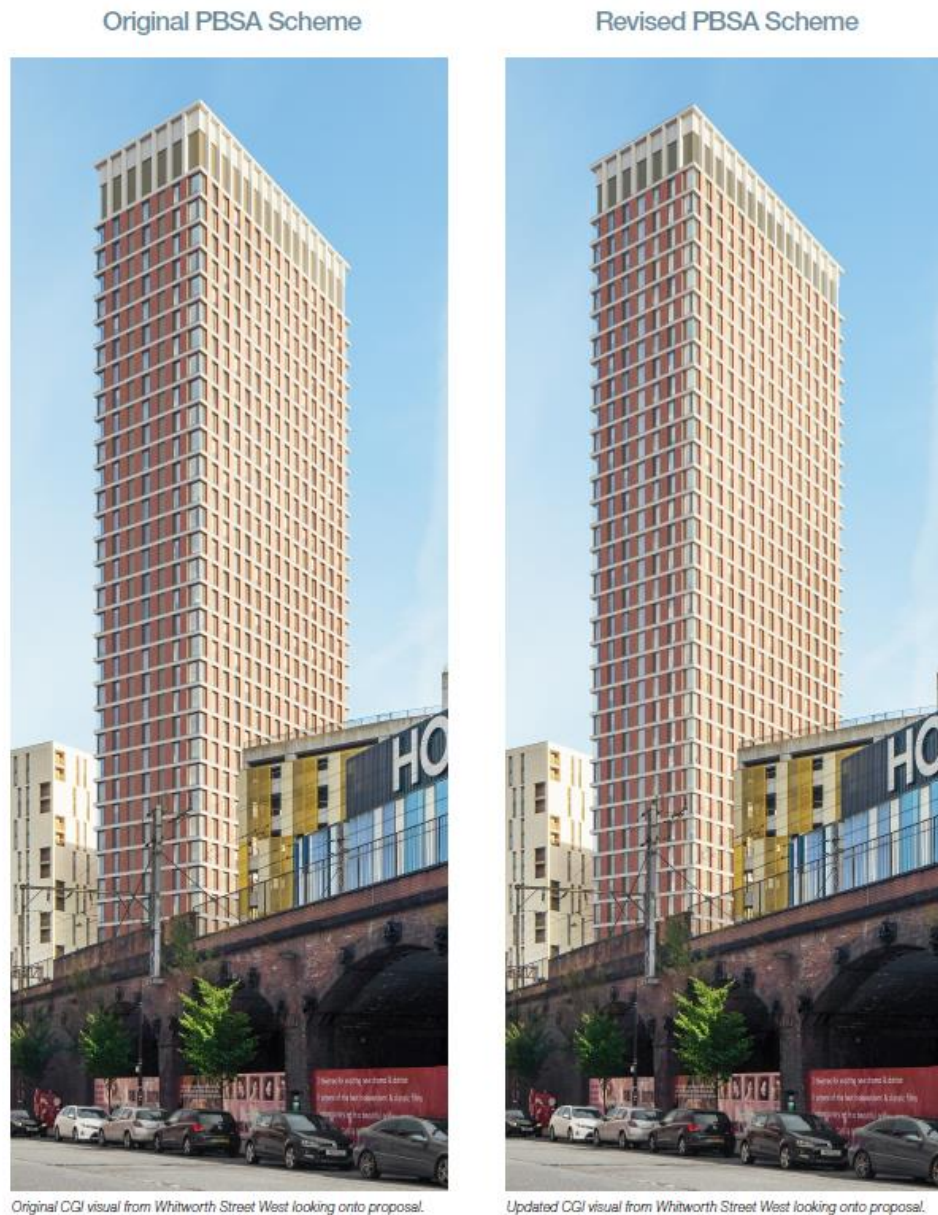
- 3.8 The scheme has increased from 36 storeys to 37 storeys plus roof parapet level, whilst decreasing in height as detailed above. The additional floor and internal rearrangements have facilitated an increase of 17 PBSA units.

- 3.9 In total, 595 PBSA units are now proposed.

Response to Officer Comments on Design

- 3.10 The proposed development also responds to comments made by the Council's Planning Officer, to make minor adjustments to the material palette. Locations and colour samples for all proposed materials can be found within the elevation and facade drawings which have been submitted as part of the updated application. Material changes include:
- New masonry brickwork will remain to match the colour palette of the existing brick, after the cleaning work has been undertaken. Whilst both the previous and current schemes highlight the importance of the new brickwork remaining distinguishable from the existing, the new proposal has adopted a slightly deeper tone of red to better match with the characteristic red brick tone of Manchester and that of the existing mill.
 - The concrete banding wrapping around the tower has also been made slightly darker from the previous design to make the banding more visually recessive, as well as reduce the contrast between it and the brick.
 - Analok 545, or similar, could be used as the colour for the tower curtain walling with matching polyester powder coated (PPC) to the slim profile steel windows to the retained elevations, metal louvre panels and the capping covering the banding throughout the building.
 - Corten, or similar, is to be utilised for exterior doors and detailing elements along the palisade wall.
- 3.11 Please refer to Section 2 of the DAS Addendum, prepared by Hodder and Partners, for full detail.
- 3.12 For clarity, the proposed materials to be used on all external elevations of the building will be approved by way of planning condition. The materials detailed above and in the accompanying documentation provides indicative materials which could be suitable, whilst acknowledging that the exact materials will be approved at the appropriate time.
- 3.13 **Figure 3.1** below provides a comparison of the previous scheme with that now proposed.

Figure 3.1: Comparison of previous scheme against that now proposed.

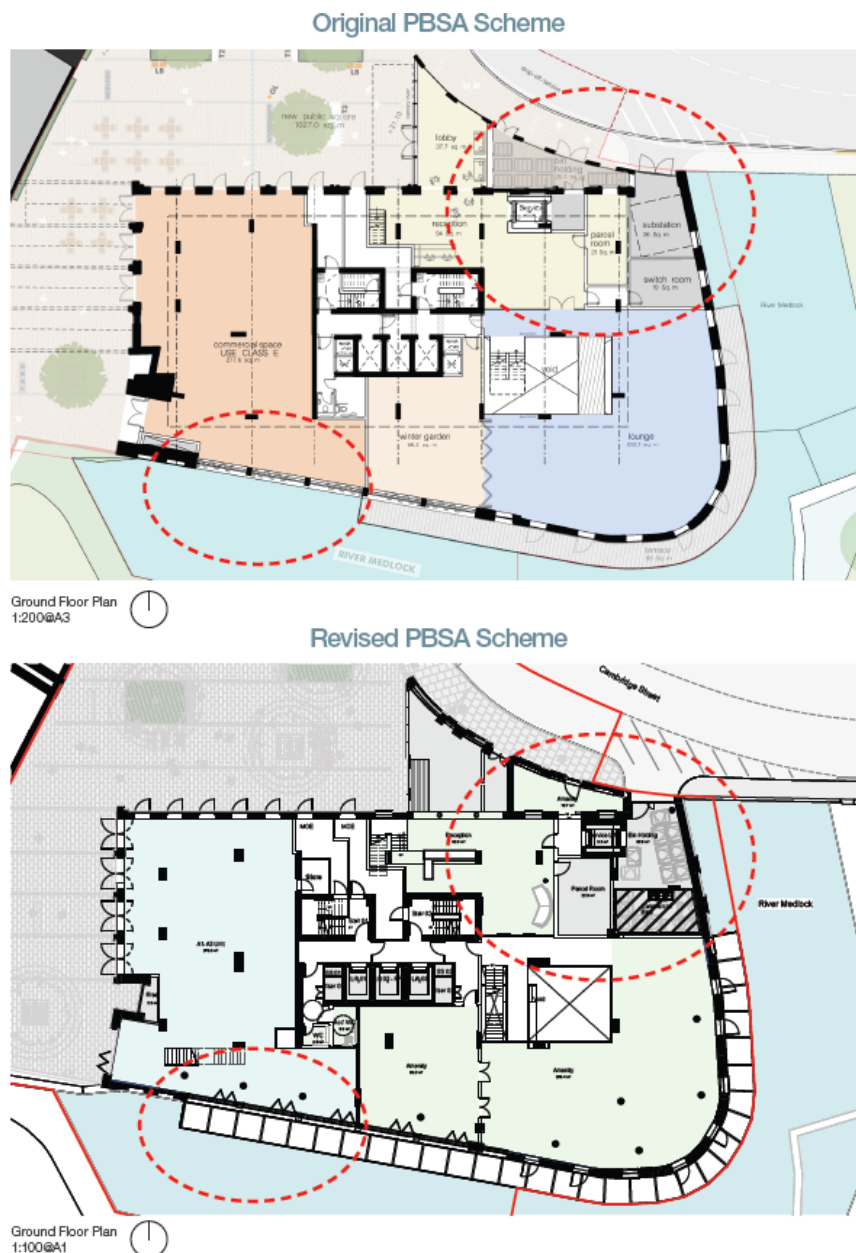


Revised Floor Plans

- 3.14 At the basement level, the cycle and bin stores have changed location as a result of the relocation of the service lift, and a need to facilitate an increase in both cycle and bin numbers. The ground floor element of the proposed development has been revised to work with greater efficiency. The commercial bin holding occupies some of this additional space created, ensuring compliance with the required level of waste storage to accommodate the proposed development (refer to Waste Management Strategy for further detail).
- 3.15 A bike workshop is proposed to occupy the space which was previously dedicated for a bin holding in the original scheme.

- 3.16 A mezzanine level has been introduced within the proposed commercial unit. This additional floorspace will provide more space for the unit and improve functionality through the introduction of staff and 'back of house' areas.
- 3.17 The proposed development also makes some small internal changes to other floors, such as the introduction of a 'back of house area' at Floor 1 and 2 and an extension of the existing terrace at the west elevation to now allow access from the commercial unit inclusion of a roof terrace.

Figure 3.2: Extension of ground floor terrace



- 3.18 As mentioned above, the additional floor will host PBSA units. There are 3 main types of accommodation - 4, 5 and 7 bed clusters, accessible studios and standard studio apartments.

- Floors 1-3 contain 4- and 7-bedroom clusters, accessible and standard studios
- Floors 4-25 contain 5-bedroom clusters and standard studios
- Floors 26-36 contain studio apartments

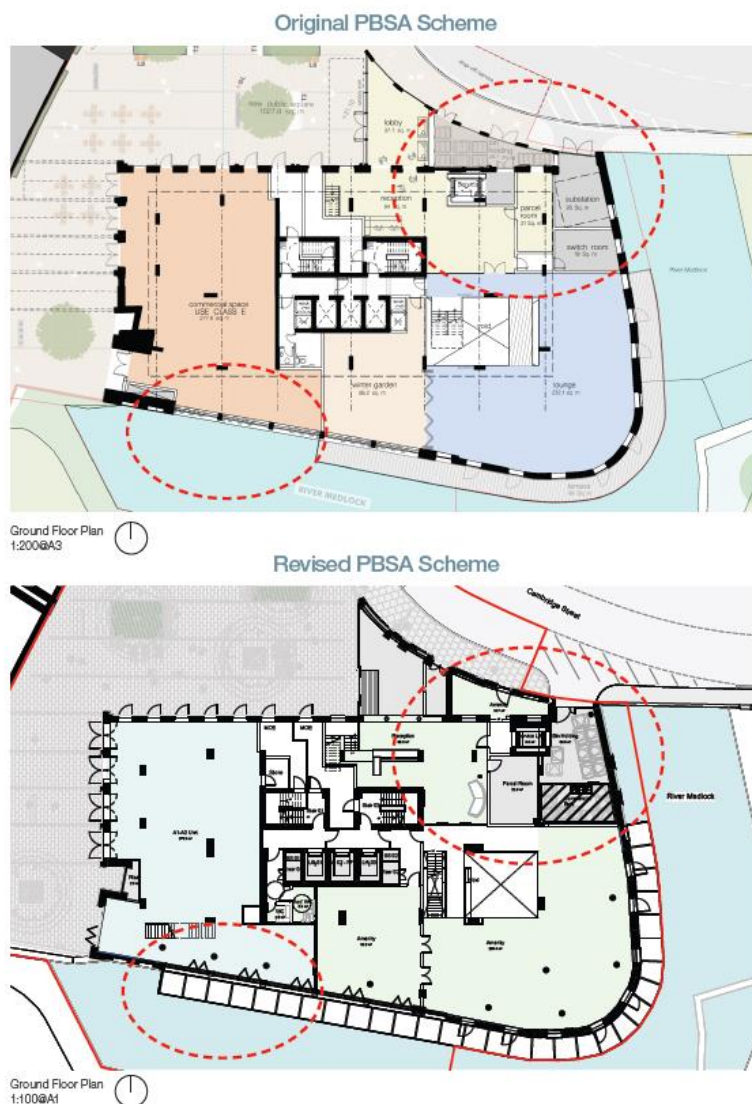
3.19 Each cluster has a shared living/kitchen/dining area. Studio apartments are provided with their own individual kitchens. Every unit comes with en-suite as standard.

3.20 Floor 37 will contain the plant equipment.

Relocation of Substation and Switch Room

3.21 On the ground floor, the previous location of the substation and switch room have been substituted with a space for residential and commercial bin holding. The substation and switch room in the current scheme have thus moved to the North Eastern corner of the proposed public square, tucked between the existing palisade wall and viaduct.

Figure 3.3: Relocation of Substation and Switch Room



- 3.22 Please refer to the DAS Addendum for a comparison of floor layouts previously submitted against the updated proposal.

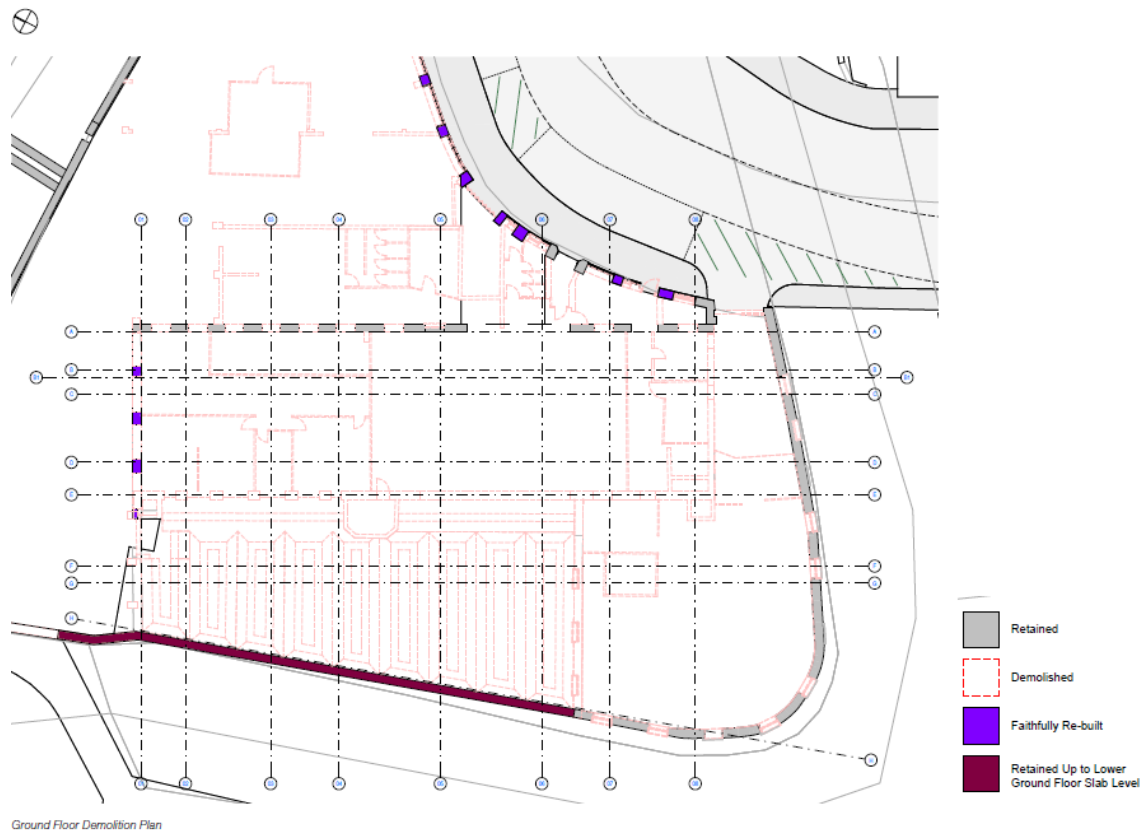
Demolition and Retention

North Façade

- 3.23 The updated design proposes for a reconstruction of the north wall of the existing mill, as opposed to its retention. This strategy is deemed as a more appropriate solution due to issues related to the structural instability of the facade during construction, and its proximity to the adjacent viaduct limiting access to certain parts of the site.
- 3.24 As per the Construction Methodology and Façade Retention, prepared by Civic Engineers, based on initial discussions with contractors and temporary works engineers it is proposed that a dismantling and rebuild option for this façade will be suitable. Although there are no immediate signs of significant structural distress to this façade, which may result in retention being unviable, other factors and considerations have been advised as follows.
- Existing geometry of the façade. The current façade geometry comprising of double height windows, narrow piers and a triangular gable wall at the head will be unstable in temporary condition requiring strengthening works (above and beyond temporary restraint) in the temporary case to facilitate a temporary works strategy. This includes:
 - Widespread vegetation growth which has been identified. This growth would need to be removed, treated and then local masonry repairs and repointing carried out prior to implementation of a façade retention strategy and removal of internal floors.
 - Strengthening of the triangular wall gable head. With the removal of the existing roof in the temporary case permanent intervention will be required to achieve the free-standing aspiration of this wall within the terrace zones. This permanent intervention will need to be implemented prior to the implementation of a façade retention strategy and removal of internal floors.
 - Modified windows. As per Civic Engineers Structural Appraisal Report it has been observed that 1No of the original windows has been modified using a different type of brickwork (visually, unknown from a structural perspective) We understand the architectural intent is to return to the original window position.
 - Proximity to Network Rail Viaduct. An external façade retention strategy in the area of external steel sheds is likely to sterilise this area limiting construction activity. This zone is likely to become a primary means of access to the existing basement space.
 - An internal façade retention would not alleviate this issue and cause challenges with construction as discussed throughout the Construction Methodology and Façade Retention report.

- 3.25 The updated proposals are accompanied by a full suite of demolition plans, which identify the sections of the existing building to be demolished, dismantled and rebuilt and retained.

Figure 3.4: Plan which shows the demolition and retention of the north façade



Palisade Wall

- 3.26 In the original application the palisade wall was proposed to be retained. The updated proposal intends to carefully dismantle the palisade wall fronting onto Gloucester Street, with the bricks salvaged if possible and rebuilt to match its existing current arrangement. This process ensures for the smooth operation of large-scale machinery during the construction phase onto the site.
- 3.27 Heritage Architecture's Heritage Assessment notes that the palisade wall closest to the mill is stated to have considerable significance, and then of low significance for the remainder to the viaduct. The proposed development will retain both elements as it becomes a key component which introduces pedestrian connection to the new public square and defines the street edge.

Summary of Amendments

- 3.28 The amendments to the proposed development maintain the original intention of the scheme to provide a high-quality designed development which regenerates the existing Hotspur Press complex, opening this up for public use and the provision of new, purpose-built residential accommodation.

- 3.29 The proposed development as a whole continues to contribute to addressing the need for Purpose Built Student Accommodation (PBSA) within the city, as discussed in the original Planning and Tall Building Statement and in Section 4 of this PSA.

4. Planning Appraisal

- 4.1 Section 6 of the original Planning and Tall Building Statement appraised the proposed development against the relevant provisions of the Development Plan³ and other material considerations⁴.
- 4.2 Outlined below is a summary of the implications of the proposed amendments on the original planning appraisal – taking the assessment against the Development Plan, including PfE, followed by an assessment against all other material considerations.

(A) Assessment against the Development Plan

Principle of Development

- 4.3 The amendments to the scheme as detailed in this PSA and accompanying documents do not change the overall conclusions to the principle of development on the Site as discussed in Section 6 of the original Planning Statement. It is considered that the proposed development complies with the overall spatial strategy and objectives of the adopted Development Plan and other relevant policies that go to principle of development.
- 4.4 In summary, the scheme:
 - (a) Aligns with the adopted Development Plan’s vision for the city centre, by supporting its future growth and expansion, in particular, the regeneration of the First Street area.
 - (b) Delivers much-needed student accommodation, to meet an ever-expanding student population in a high-demand location. Providing greater student choice through high-quality suitable alternatives to shared housing. Thereby, helping to draw students out of mainstream housing, releasing this housing stock for local residents – this being a key policy objective and one which would convey social, economic and environmental benefit.
 - (c) Complies with Core Strategy Policy H12, the Development Plan policy of the greatest relevance. Each criterion is satisfied.
 - (d) Contributes towards the improvement of the surrounding public realm and the regeneration of the surrounding area.

³ Places for Everyone Plan for Greater Manchester (adopted 21 March 2024); Manchester Core Strategy, adopted July 2012; Manchester Proposals Map; Extant Unitary Development Plan policies adopted 1995 and alterations on various dates; Greater Manchester Joint Minerals Development Plan, adopted April 2013; Greater Manchester Joint Waste Development Plan, adopted April 2012.

⁴ The National Planning Policy Framework (September 2023, now December 2023); The emerging Manchester Local Plan review; First Street Strategic Regeneration Frameworks (2015, 2018 and 2020) ; Oxford Road Corridor Strategic Spatial Framework Area (March 2018); Guide to development in Manchester SPD (April 2007); Green and Blue Infrastructure Strategy 2015 – 2025; Our Manchester Strategy – Forward to 2025; Manchester Residential Quality Guidance (March 2017); Manchester Climate Change Framework 2020 – 2025 (February 2020)

(e) Directly responds to and contributes to the sustainable development of the City.

- 4.5 As per the original Planning Statement, it achieves the above in a way which gives back to the neighbourhood in which it is situated, opening the site up to public access and achieving a positive integration with the community setting to the development.

Appraisal against other relevant Development Plan policies

- 4.6 **Table 4.1** below provides an appraisal of the revised scheme against the development management policies of the Development Plan discussed thematically, as per the original Planning Statement.
- 4.7 However, this appraisal now includes the relevant policies within the Places for Everyone ('Pfe') Plan for Greater Manchester which was adopted on 21 March 2024 and is now part of the adopted development plan for Manchester. Therefore, the policies contained within must be considered and given full weight in the determination of the planning application.
- 4.8 The respective technical consultants have reviewed the revised scheme and advised whether updated technical assessments are necessary, or where the original assessments and conclusions still apply.

Table 4.1: Appraisal of the revised scheme against the development management policies of the adopted Development Plan.

Theme	Relevant Document	Appraisal
Development Management Policies	- Design and Access Statement (December 2023), prepared by Hodder and Partners - Design and Access Statement Addendum (April 2024), prepared by Hodder and Partners - Planning and Tall Building Statement (December 2023), prepared by Turley	The appraisal against CS Policy DM1 within the original planning statement (Section 8 and 9) remain relevant. The proposed development complies with this policy and the relevant policies of Pfe.
Design	- Design and Access Statement (December 2023), prepared by Hodder and Partners - Design and Access Statement Addendum (April 2024), prepared by Hodder and Partners	As per the conclusions in the original Planning Statement (Section 7) and discussed in the previous section of this PSA; the proposed development achieves a high-quality design which has been positively developed with MCC, consultees and public consultation, such that it accords with the relevant policies including Policy EN2 (Tall Buildings). Please refer to the Tall Building Statement (Appendix 2). The proposed development complies with the relevant provisions of Pfe Policy JP-H3.

Theme	Relevant Document	Appraisal
Daylight/Sunlight and Glint and Glare	- Chapter 13, ES Volume 1 (December 2023), prepared by GIA - EIA Addendum (April 2024) (Section 5 of this PSA)	The appraisal against Core Strategy ('CS') Policies CC6, EN2 and DM1 within the original Planning Statement at paragraphs 8.2 – 8.12 remain relevant. The proposed development complies with these policies and PfE policy JP-P1.
Noise	- Chapter 11, ES Volume 1 (December 2023), prepared by AEC - EIA Addendum (April 2024) (Section 5 of this PSA)	The appraisal against CS Policy DM1 within the original Planning Statement (paragraphs 8.13 – 8.23) remain relevant. The proposed development complies with this policy and PfE policy JP-P1.
Air Quality	- Air Quality Assessment (December 2023), prepared by Tetrattech - Air Quality Assessment (March 2024), prepared by Tetrattech	The appraisal against CS Policies EN16 and DM1 within the original Planning Statement (paragraphs 8.24 – 8.28) remain relevant. The proposed development complies with these policies and PfE Policies JP-S5 and JP-P1.
Wind and Microclimate	- Chapter 12, ES Volume 1 (December 2023), prepared by Urban Microclimate - EIA Addendum (April 2024) (Section 5 of this PSA)	The appraisal against CS Policies EN2 within the original Planning Statement (paragraphs 8.29 – 8.33) remain relevant. The proposed development complies with this policy and PfE policy JP-P1.
Socio-Economics and Human Health Socio-Economics	- Chapter 10, ES Volume 1 (December 2023), prepared by Urban Microclimate - EIA Addendum (April 2024) (Section 5 of this PSA)	The appraisal within the original Planning Statement (paragraphs 8.34 – 8.42) remain relevant and the proposed development complies with this policy and the relevant policies within PfE.
Built Heritage	- Chapter 8, ES Volume 1 (December 2023), prepared by Heritage Architecture - EIA Addendum (April 2024) (Section 5 of this PSA) - Heritage Statement (December 2023), prepared by Heritage Architecture - Heritage Statement (April 2024), prepared by Heritage Architecture	Heritage Architecture have updated the Heritage Statement to appraise the amendments to the scheme, notably the dismantling and rebuilding of the north façade. The Assessment concludes that these works cause the same level of harm as previously described. The Assessment concludes that the previous assessment's identification of a moderate adverse and significant effect upon the non-designated heritage asset (Hotspur House) remains.

Theme	Relevant Document	Appraisal
		It is also re-confirmed that the cumulative impact of the proposals would have a negligible to minor adverse impact on the designated heritage assets (the Grade II listed Chimney and Whitworth Street Conservation Area), as per the previous scheme. Where the Proposals have been demonstrated to result in instances of adverse impact upon designated heritage assets (negligible-to-minor adverse), this is clearly at the lower end of “less than substantial” harm. The perceived level of harm is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF paragraph 208, outlined in Section 10 of the original Planning Statement and reiterated in Section 6 of this PSA. On this basis, the conclusions discussed within the original Planning Statement remain unchanged. It is considered that the proposed development will not cause substantial harm to any identified heritage assets, in accordance with CS Policy EN2. The proposed development is also in accordance with PFE policy JP-P2.
Climate Change	- Chapter 9, ES Volume 1 (December 2023), prepared by Hoare Lea - EIA Addendum (April 2024) (Section 5 of this PSA) - Environmental Standards Statement (November 2023), prepared by Hoare Lea - Circular Economy Statement (November 2023), prepared by Hoare Lea	The appraisal against CS Policies EN6, EN8, EN9 and DM1 within the original Planning Statement (paragraphs 9.21 – 9.28) remain relevant. The proposed development complies with these policies and the relevant provisions of PFE.
Archaeology	Archaeological Desk-based Assessment (November 2023), prepared by Salford Archaeology	The appraisal against CS Policies EN1, EN3, and DM1 within the original Planning Statement (paragraphs 9.30 – 9.35) remain relevant. The proposed development complies with these policies and PFE policy JP-P2.

Theme	Relevant Document	Appraisal
Biodiversity	- Preliminary Ecological Appraisal (September 2023), prepared by Estrada Ecology - Bat Activity Survey Report (September 2023), prepared by Estrada Ecology - Black Redstart Report (October 2023), prepared by TEP	The appraisal against CS Policies EN15 within the original Planning Statement (paragraphs 9.36 – 9.50) remain relevant. The proposed development complies with this policy and PfE policy JP-G8.
Broadband Connectivity and TV & Radio Reception	- Broadband Connectivity (October 2023), prepared by Pager Power - Terrestrial Television Baseline Survey Report (October 2023), prepared by Pager Power - Broadband Connectivity (March 2023), prepared by Pager Power - Terrestrial Television Baseline Survey Report (March 2023), prepared by Pager Power	Pager Power have confirmed that the proposed amendments do not change the conclusions of these assessments; however, have provided updated reports to reflect the revised Site Location Plan, for completeness. The reports remain unchanged except for this. On this basis, the appraisal against CS Policy DM1 within the original Planning Statement (paragraphs 9.51 – 9.58) remain relevant. The proposed development complies with this policy and the relevant provisions of PfE.
Flood Risk and Drainage	Flood Risk and Drainage Strategy (December 2023), prepared by Civic Engineers	The appraisal against CS Policies EN14 within the original Planning Statement (paragraphs 9.59 – 9.61) remain relevant. The proposed development complies with this policy and PfE Policy JP-S4.
Ground Conditions	- Phase 1 Preliminary Risk Assessment (June 2018), prepared by Civic Engineers - Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (December 2023) (prepared by LK Group)	The appraisal against CS Policies EN17, EN18, DM1 within the original Planning Statement (paragraphs 9.62 – 9.64) remain relevant. The proposed development complies with this policy and the relevant policies of PfE.
Highways and Transport	- Transport Statement (November 2023), prepared by Curtins - Interim Travel Plan (November 2023), prepared by Curtins - Transport Statement (March 2023), prepared by Curtins	Curtins have updated the Transport Statement and Interim Travel Plan to reflect the increase in unit numbers and the subsequent impact on highways. There is a decrease in overall cycle provision which now equates to 18.5% (110 spaces). There are no changes to the conclusion of the documents.

Theme	Relevant Document	Appraisal
	Interim Travel Plan (March 2023), prepared by Curtins	The appraisal against CS Policies T1, T2 and DM1 within the original Planning Statement (paragraphs 9.65 – 9.67) remain relevant. The proposed development complies with this policy and PfE policy JP-C8.

(B) Other Material Considerations

National Planning Policy Framework

- 4.9 The NPPF was updated in December 2023, therefore, **Table 4.2** below assesses the proposals against the relevant policies in the NPPF, which aligns with the appraisal at Section 9 of the original Planning Statement.

Table 4.2: Appraisal against relevant policies in the NPPF (December 2023)

Section	Appraisal of Proposed Development
Section 5: Delivering a sufficient supply of homes	The Proposed Development will support the economic growth and recovery ambitions through providing 595 high-quality accommodation units for students in the city. The Applicant is committed to delivering this scheme and revitalising the immediate area through a residential led design. A PBSA Need Assessment accompanied the original planning submission, which confirms the need for PBSA units within Manchester. The proposed development aligns with national policy in terms of ensuring that specific needs are identified and met⁵.
Section 6: Building a strong, competitive economy	The NPPF confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development⁶. The Proposed Development will support the economic growth and recovery ambitions through providing new, high-quality accommodation for students in the city, whose expenditure will support retail and leisure businesses both in the immediate locality of the Site and wider city centre. This could also support ambitions to free up family housing currently used occupied by students in the private rented sector, further increasing local expenditure and Council Tax revenues for MCC.
Section 8: Promoting healthy and safe communities	The site benefits from a highly accessible location with close proximity to public transport options and infrastructure for sustainable modes of travel such as walking and cycling. The proposed development will encourage the use of cycling through incorporating of over 100 cycle parking spaces within the development, in addition to short-stay spaces within the public realm.

⁵ Paragraph 60, National Planning Policy Framework (December 2023)

⁶ Paragraph 85, National Planning Policy Framework (December 2023)

Section	Appraisal of Proposed Development
	The detailed proposals show the development will create a new public square through removal of the existing shed structures. The palisade brick wall on the eastern site boundary will be retained in order to provide some natural enclosure. The wall will be cleaned and perforated to provide definition between the public realm and the highway. The proposed development offers an almost unique opportunity to provide meaningful public realm within the city centre, which can be used by the existing local community and future residents.
Section 9: Promoting sustainable transport	The Transport Assessment, as summarised in the original Planning Statement (paragraphs 9.65 – 9.67) and updated in this submission, confirms the site is located in a highly sustainable and accessible location and as such, is located within walking distance of key public transport connections and key attractions within the city centre. Existing pedestrian links are present around the site, which leads to the primary routes towards the centre of Manchester along Cambridge Street (north-south) and Whitworth Street West (east-west). There are a wide range of sustainable transport modes locally and the proposed development only includes one parking space, meaning car-based travel should be minimised. An Interim Travel Plan has been prepared by Curtins, which seeks to build upon the sustainable travel credentials that the site has in order to further improve the management of travel to and from the site. The document also outlines a strategy for travel plan targets, including measures to include walking, cycling and public transport. The travel plan will then be subject to a monitoring and reviewing process maintained by an appointed Travel Plan Coordinator
Section 11: Making effective use of land	The Framework seeks to promote effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed development will be built within the existing footprint of Hotspur Press, providing much needed revitalisation to one of Manchester’s most iconic buildings. The 37-storey height of the tower was decided following a strenuous design process, which specifically focused on the tower’s relationship with the existing mill, the relationship with towers elsewhere in the city and the impact on key views from ground level within the city centre. The importance of development on brownfield land is also recognised through the recent government consultation on ‘strengthening planning policy for brownfield development’. Whilst only at consultation stage, this reinforces the value in making the most effective use of brownfield land, particularly in the regeneration of and subsequent economic growth of town and city centres⁷. The remainder of the proposed development site will be developed to form a high-quality, well-designed area of public realm. As per the original Design

Section	Appraisal of Proposed Development
	and Access Statement, the public realm will introduce meaningful greening and tree planting. The landscaping will follow a geometric form following the footprint of the former workshops. Tree planting will be introduced to add height to the planting scheme and enhance the natural sense of enclosure. The site will be transformed into an attractive place to sit, stay and walk through. As such, the proposed development ensures the effective use of land, primarily through the regeneration of a prominent existing site and building within Manchester City Centre.
Section 12: Achieving well-designed and beautiful places	This planning application is submitted in full and supported by a detailed Design and Access Statement and associated Addendum which demonstrate how the development has been positively designed, including through liaison with MCC Officers, in order to ensure the highest quality development that will add to the local environment. The NPPF confirms that good design is a key aspect of sustainable development, and the proposed development achieved this through the creation of a high-quality beautiful and sustainable place⁸ that respects and integrates into the local environment.
Section 16: Conserving and enhancing the historic environment	The Framework confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The updated proposals now include dismantling and faithful rebuilding of both the north façade and the palisade wall. The submitted documents, namely the Design and Access Statement, Heritage Statement and this PSA, confirm that there is no greater level of harm than within the previous proposals.
Other relevant chapters	The detailed analysis presented earlier in this appraisal demonstrates how the proposal reflects and will make positive contributions towards each of the following national policy objectives: • Meeting the challenge of climate change, flooding and coastal change (Section 14) • Conserving and enhancing the natural environment (Section 15) • Facilitating the sustainable use of minerals (Section 17)

- 4.10 As per the conclusions in the original Planning Statement, the proposed development is entirely consistent with the NPPF and represents sustainable development when considered against the requirements of the NPPF as a whole. The proposed development will deliver significant benefits (as outlined at Section 10 of the original Planning Statement) and no adverse impacts have been identified when considering the NPPF as a whole.

- 4.11 In the circumstances, the Framework dictates that planning permission should be granted. Compliance with national planning policy is a material consideration capable of being attributed significant weight.

Supplementary Planning Documents

- 4.12 As per Appendix 3 of the original Planning Statement.

Development Frameworks

- 4.13 As per Appendix 3 of the original Planning Statement.

Tall Building Statement

- 4.14 To reflect the revised scheme, the Tall Building Statement has been amended to reference the correct description of development, for completeness; however, its conclusions remain the same as that previously submitted. The revised Tall Building Statement is provided at **Appendix 2** of this PSA.

5. Environmental Statement Addendum

5.1 The application was supported by an Environmental Statement (ES), which was based on the information contained with the detailed plans submitted for approval, and the corresponding development specification (Chapter 4 of the submitted ES). Given the changes to the Proposed Scheme (as identified in Section 3 of this PSA) it has been necessary to review the content and assessment work contained within the submitted ES, to identify any updates or changes to the submitted ES. This process and its conclusions are set out below. As such, this PSA should be read in conjunction with submitted ES.

5.2 A series of updated plans have been submitted to reflect the proposed changes, as identified in Appendix 1. As such, the following plans submitted with the ES have been superseded by these updated plans.

- Figure 4.4: Demolition Plan (Ground Floor);
- Figure 4.6: Demolition Plan (Level 01);
- Figure 4.7: Demolition Plan (Level 02);
- Figure 4.8: Demolition Plan (Level 03);
- Figure 4.13: Demolition West Elevations;
- Figure 4.14: Lower Ground Floor Plan;
- Figure 4.15: Ground Floor Plan;
- Figure 4.16: Ground Floor Mezzanine Plan;
- Figure 4.17: Level 01 and Level 02 Plan;
- Figure 4.18: Level 03 Plan;
- Figure 4.19: Level 04 Plan;
- Figure 4.20: Typical Floor Plan (Levels 05, 09, 13, 17);
- Figure 4.21: Typical Floor Plan (Levels 06-08, 10-12, 14-16);
- Figure 4.22: Level 18 Plan;
- Figure 4.23: Typical Floor Plan (Levels 19-25);
- Figure 4.24: Typical Floor Plan (Levels 26, 30, 34);
- Figure 4.25: Typical Floor Plan (Levels 27-29, 31, 33, 35);
- Figure 4.26: Level 36 Plan;
- Figure 4.27: Roof Plan;
- Figure 4.28: Proposed South Elevation;
- Figure 4.29: Proposed North Elevation;
- Figure 4.30: Proposed West Elevation;
- Figure 4.31: Proposed East Elevation;
- Figure 4.32: Proposed South-North Section;
- Figure 4.33: Proposed North-South Section;
- Figure 4.34: Proposed West-East Section.

5.3 In addition, the visualisations included within Technical Appendix 7.2 have been amended to reflect the revised scheme. As such, this appendix supersedes that originally submitted.

5.4 Based on the above, it is understood that references in the ES to the previously mentioned plans now pertain to the corresponding newly submitted plans.

- 5.5 Furthermore, amendments made to the Proposed Scheme does result in partial changes to the content of *Chapter 4: Development Specification*, and therefore corresponding referencing across the wider ES. A summary of the key changes are as follows:
- List and references to any figures should account for the submitted updated plans (as noted above).
 - References to maximum heights (including proposed number of storey) should reflect the proposed changes set out in Section 3 of this PSA.
 - References to 578 units, to reflect the revised 595 units.
 - References to the proposed materials to reflect the revised materials set out in Section 3 of this PSA and the DAS Addendum.
 - References to retention of 'north-wall' or façade of the former Hotspur Press building should reflect the revised approach to the façade, which is to be carefully demolished and retained bricks utilised elsewhere where possible (further details set out in Section 3 of this PSA and the DAS Addendum).
- 5.6 As with the updated plans, it is understood that references in the ES to the above aspects now refer to the corresponding proposed changes and updated information.
- 5.7 In considering the proposed changes, the project team have reviewed and validated the content of *Technical Chapters 7 – 14* to identify any deviations in technical assessment conclusions. This validation exercise considered:
- Any deviation in the scope of effects and associated receptors considered previously.
 - Assessment conclusions, specifically in terms of level of effect(s).
 - Conclusions of significance for residual effects.
- 5.8 This validation process has confirmed that across most technical assessments the proposed changes have no implications. However, in a few instances, it was noted that the proposed changes do result in partial modifications to the assessment content, as outlined below:
- **Chapter 8: Built Heritage** – the previous assessment had been based on the retention of the façade of the Hotspur Press, which is no longer proposed. Instead, the existing brickwork will be carefully dismantled, retained and re-instated with lime mortar where possible. Such a change amends the assumed primary mitigation within the previous assessment. Despite this change, the previous assessment's identification of a moderate adverse and significant effect upon the non-designated heritage asset (Hotspur House) remains.
- It is also re-confirmed that the cumulative impact of the proposals would have a negligible to minor adverse impact on the designated heritage assets (the Grade II listed Chimney and Whitworth Street Conservation Area), as per the previous

scheme. Where the Proposals have been demonstrated to result in instances of adverse impact upon designated heritage assets (negligible-to-minor adverse), this is clearly at the lower end of “less than substantial” harm. The perceived level of harm is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF paragraph 208, outlined in Section 10 of the original Planning Statement and reiterated in Section 6 of this PSA.

- **Chapter 9: Climate Change** – revisions to the overall floor area have implications for calculated carbon emissions. Consequently, the assessment's calculations have been updated, resulting in a reduction of construction stage effects at the regional scale from minor adverse to negligible, with no change in previously reported significance.
- **Chapter 12: Wind Microclimate** – the partial amendments to Level 03 terraces has been factored into an updated assessment of pedestrian comfort within the Proposed Scheme based professional judgement⁹. The evaluation has concluded that a possible exceedance of pedestrian comfort conditions cannot be ruled out and as such a negligible to minor adverse (at worst) level of effect is possible at this receptor only. This means a partial increase in the level of effect reported (previously just reported as negligible), but the effect remains not significant.

5.9 Given the above, the corresponding ES chapters have been updated and provided as part of this revised submission.

5.10 All other technical assessments have been considered unaffected by the proposed changes. This includes Chapter 7 of the ES (Townscape and Visual Impact Assessment). Whilst the visualisations and associated Technical Appendix 7.2 have been updated, these do not amend the previous conclusions reached within Chapter 7 of the ES and therefore this has not been updated.

5.11 As a result of the partial amendments to the conclusions of *Chapter 12: Wind Microclimate* (as above) corresponding elements of *Chapter 15: Assessment of Cumulative Effects*, *Chapter 16: Summary* and *Volume 4: Non-Technical Summary (NTS)* of the submitted ES report minor discrepancies. *Volume 4: NTS* also does not currently account for the proposed changes. Although this is the case, it has not been considered necessary to update and resubmit these chapters given the following:

- **Chapter 15: Assessment of Cumulative Effects**
 - Due to the partial updated conclusion noted for *Chapter 12: Wind Microclimate*, there would be partial changes to the consideration of effect interactions. Tables 15.2 and 15.3 would include reference to the ‘up to minor adverse effect (at worst)’ and in line with the methodology set out within *Chapter 15*, this additional effect would be considered within the evaluation of the ‘Population and Human Health’ receptor

⁹ No additional wind tunnel modelling work has been undertaken to inform the assessment conclusions, instead it has been based on interpretation of previous modelling results and professional judgement.

group. However, since the affected receptors are future users of Level 03 terraces, distinct from receptors of other the other effects identified, no effect interaction is perceived.

- Additionally, the consideration of in-combination effects for Wind Microclimate (Paragraphs 15.52 – 15.53) would acknowledge the revised negligible up to minor adverse effect. Nonetheless, the focus remains on the absence of a cumulative effect greater than that of the Proposed Scheme in isolation.

- **Chapter 16: Summary**

- The conclusions with respect to *Chapter 12* and '*Pedestrian comfort – Proposed Scheme*' within Table 16.2 would refer to negligible up to minor adverse (at worst) in line with the chapter conclusions.
- Summary conclusion within Table 16.3 for Wind Microclimate would refer to negligible up to minor adverse at worst in line with chapter conclusions.

- **Volume 4: Non-Technical Statement (NTS)**

- Description of the Proposed Scheme within Section 2 would reflect amendments detailed for *Chapter 4* (see above).
- References with respect to negligible conclusion for pedestrian comfort within Paragraph 5.27 should refer to negligible up to minor (at worst).

5.12 Although the above discrepancies occur, given the ultimate conclusions of each relevant chapter and component of the ES if fundamentally the same, it is not considered necessary to update and resubmit the above ES chapters.

6. Summary and Conclusions

- 6.1 As a result of the changes made to the proposed development, it is necessary to review the planning balance and provide an updated position, where necessary.
- 6.2 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of NPPF states that the policies contained therein are material considerations which should be taken into account in dealing with applications. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development by approving development proposals that accord with an up-to-date development plan without delay.
- 6.3 The appraisal undertaken in Section 4 of this PSA and Sections 6 - 10 of the original Planning Statement indicates that the proposed development is consistent with the strategic objectives, spatial strategy and relevant policies of the adopted development plan, as well as applicable design, environmental and technical policies.

Planning Balance

Identified Harm

- 6.4 The revised scheme has not resulted in any changes to the conclusions of the Heritage Assessment in which it is accepted that the Proposed Development will result in instances of adverse impact upon designated heritage assets (negligible to minor adverse). However, this is identified in the Heritage Statement as at the lower end of “less than substantial” harm.
- 6.5 In addition to the substantial benefits resulting from the Proposed Development, as outlined in Section 10 of the original Planning Statement and summarised below, in heritage terms, the Proposed Development will ensure a long-term viable use for the redundant historic building and site, creating reactivated streetscapes, and improvements to localised setting through public and pedestrian realm areas which in turn will provide better opportunities for the appreciation of its remaining legible architectural/historical significance.
- 6.6 Conserving and repairing the principal elevations of the non-designated heritage asset through the insertion of new windows that reflect the historic fenestration, and the c.1902 Percy Brothers signage to the east elevation, are clear heritage benefits that will allow the architectural and historic interest of the building to be better understood.
- 6.7 As such, this perceived level of harm is outweighed by the public benefits (Section 10 of the original Planning Statement) and summarised below.

Public Benefits

- 6.8 The Proposed Development has been designed to maximise its benefits and effectively manage its localised impacts. It goes above and beyond in order to add value to the community in which it is located. The Proposed Development’s objectives and purpose have been carefully curated through a thorough consideration of its context and what is presented for planning permission is a development which does justice to these

objectives. These can be summarised as (outlined in detail at Section 10 of the original Planning Statement):

- Securing the protection of the existing heritage asset in a viable manner and insofar as compatible with the relevant regulatory framework and revealing, celebrating and opening this up for wider community use.
- Providing space (internal and external) for all.
- Providing uses and facilities which the local area is lacking in, including community uses and public realm.
- Supporting improved connections between First Street and Oxford Road.
- 'Giving back' and achieving an effective and positive integration into its neighbourhood context.
- Taking advantage of the Site's accessible location.
- Providing a form of residential development for which there is a significant need.
- Delivering a statement design which reflects the Site's prominent location.

Planning Balance and Conclusion

- 6.9 The proposed redevelopment of the site will comprise the restoration of the existing and the construction of 595 Purpose Built Student Accommodation (PBSA) bedrooms and associated amenity space within a building of part 4 storeys, part 37 storeys, and the inclusion of community / retail / leisure space at ground floor level. The Proposed Development will also include considerable redevelopment to the front of Hotspur Press, forming a new area public realm with associated landscaping.
- 6.10 Section 6 of the original Planning Statement and section 4 of this PSA demonstrates extensive policy support for the principle of the Proposed Development within the Development Plan. In summary, the scheme:
- (a) Aligns with the adopted Development Plan's vision for the city centre, by supporting its future growth and expansion, in particular, the regeneration of the First Street area.
 - (b) Delivers much-needed student accommodation, to meet an ever-expanding student population in a high-demand location. Providing greater student choice through high-quality suitable alternatives to shared housing. Thereby, helping to draw students out of mainstream housing, releasing this housing stock for local residents – this being a key policy objective and one which would convey social, economic and environmental benefit.
 - (c) Complies with Core Strategy Policy H12, the Development Plan policy of the greatest relevance. Each criterion is satisfied.

- (d) Contributes towards the improvement of the surrounding public realm and the regeneration of the surrounding area.
 - (e) Directly responds to and contributes to the sustainable development of the City.
- 6.11 It achieves the above in a way which gives back the neighbourhood in which it is situated, opening the site up to public access and achieving a positive integration with the community setting to the development.
- 6.12 This PSA and the DAS Addendum reconfirms and reiterates the emphasis placed on high-quality design within the Development Plan, particularly in the city centre. In this context, it has been demonstrated that the Proposed Development represents a high-quality and carefully considered proposal which is appropriate for the PDS, an important site and heritage asset within the city. It also demonstrated that the proposal will accord with more general design policies, which require the use of suitable materials that are sympathetic to their surroundings and buildings of an appropriate mass and scale.
- 6.13 The amenity issues considered in Section 8 of the original Planning Statement remain relevant in which it is concluded that the Proposed Development will cause limited adverse impacts on the amenity of the surrounding residents, including temporary effects from noise during construction. The Proposed Development will deliver a scheme that brings a number of benefits to the local community, including a new high-quality piece of public realm, access to open space and a potential link to the First Street development, high-quality landscape design and planting, a well-designed development, and supporting economic growth. Therefore, no unacceptable impacts on amenity as measured against the requirements of relevant Development Plan policies will arise from the Proposed Development.
- 6.14 This PSA re-confirms the conclusions reached in Section 9 of the original Planning Statement, that the Proposed Development is in accordance with all other policies of the Development Plan. It satisfies the requirements of relevant economic, environmental and social policies of the Development Plan, including those relating to design, ecological impacts, traffic and transport, flood risk and drainage, noise and air pollution, wind conditions, and visual impact. No unacceptable impacts as measured against the requirements of relevant Development Plan policies will arise from the Proposed Development. In relation to built heritage, whilst less than substantial harm arises to the existing building, the public benefits, as conveyed clearly throughout this Statement in particular in Section 10, outweigh any perceived harm in accordance with the Framework.
- 6.15 It has also been reconfirmed through this PSA that the revised proposals are entirely consistent with the overarching goals of the Framework in securing sustainable development. This being a material consideration to be afforded weight.
- 6.16 The primacy of the development plan prevails in the context of this application, with which the scheme has been proven to comply in full. Assessment against the Council's regeneration plans for this part of the city centre, as reflected in the First Street SRF and Corridor SSFW, only reinforce the wider positive regeneration case in favour of the

scheme and help to reveal the added benefits it can deliver in the context of the Council's priorities for these locations.

- 6.17 The planning balance clearly falls in favour of the grant of planning permission. A decision to grant planning permission would be in accordance with the development plan, and material considerations do not weigh against this, rather as a whole they convey considerable further support.
- 6.18 Planning permission should therefore be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the Framework.

Appendix 1: List of Documents and Drawings

Architectural Drawings and Plans

Original Drawing Reference	Original Document Name / Date	Author	Updated Drawing Reference	Updated Document Name / Date
(--) 000 P3	Proposed LEVEL 00 Ground Floor	Hodder and Partners	(--) 000 P7	Proposed_LEVEL 00_Ground Floor Plan
(--)00M P3	Proposed LEVEL 0M	Hodder and Partners	(--)00M P7	Proposed_LEVEL 0M_ Mezzanine Plan
(--)0LG P3	Proposed LEVEL 0LG	Hodder and Partners	(--)0LG P7	Proposed_LEVEL 0LG_Lower Ground Plan
(--)001 P3	Proposed LEVEL 01 & LEVEL 02	Hodder and Partners	(--)002 P7	Proposed_LEVEL 01 & LEVEL 02 Plan
(--)003 P3	Proposed LEVEL 03	Hodder and Partners	(--)003 P7	Proposed_LEVEL 03 Plan_Clusters & Terrace
(--)004 P3	Proposed LEVEL 04	Hodder and Partners	(--)004 P7	Proposed_LEVEL 04 Plan_Five Bed Clusters with Roof Access
(--)005 P3	Proposed LEVEL 05, 09, 13, 17	Hodder and Partners	(--)005 P7	Proposed_LEVEL 05, 09, 13, 17, 21, 25 Plan - Five Bed Clusters with Cleaners Store
(--)006 P2	Proposed LEVEL 06-08, 10-12-14-1	Hodder and Partners	(--)006 P6	Proposed Level 06-08, 10-12, 14-16, 19, 20, 22-24, 26 Plan - Five Bed Clusters
(--)018 P2	Proposed LEVEL 18	Hodder and Partners	(--)018 P6	Proposed_LEVEL 18 Plan_Five-Bed Clusters - with Intermediate Plant

Original Drawing Reference	Original Document Name / Date	Author	Updated Drawing Reference	Updated Document Name / Date
(--)019 P2	Proposed LEVEL 19-25	Hodder and Partners		NO LONGER INCLUDED
(--)026 P2	Proposed LEVEL 26,30,34	Hodder and Partners	(--)026 P6	Proposed Level 27, 28, 30-32, 34-36 Plan - Studios
		Hodder and Partners	(--)029 P4	Proposed_ LEVEL 29, 33 Plan - Studios with Cleaners Store
(--)036 P2	Proposed LEVEL 36	Hodder and Partners	(--)037 P4	Proposed_ LEVEL 37 Plan - Plant
(--)036R P2	Proposed Roof Level	Hodder and Partners	(--)037R P4	Proposed_ LEVEL 37 Plan - Plant
(--)201 P3	Proposed South Elevation	Hodder and Partners	(--)201 P7	Proposed_ South _Elevation
(--)202 P3	Proposed North Elevation	Hodder and Partners	(--)202 P7	Proposed_ North _Elevation
(--)203 P3	Proposed West Elevation	Hodder and Partners	(--)203 P7	Proposed_ West_ Elevation
(--)204 P3	Proposed East Elevation	Hodder and Partners	(--)204 P7	Proposed_ East_ Elevation
(--)301 P3	Proposed South-North Section	Hodder and Partners	(--)301 P7	Proposed_ South-North_ Section
(--)302 P3	Proposed North-South Section	Hodder and Partners	(--)302 P5	Proposed_ North _South Section
(--)303 P3	Proposed West-East Section	Hodder and Partners	(--)303 P7	Proposed_ West-East_ Section
(--)450 P2	Façade Fragment Typical Bays	Hodder and Partners	(--)450 P4	Bay Studies - Tower Centre
(--)451 P2	Façade Fragment Typical Inset Panels	Hodder and Partners		NO LONGER INCLUDED
(--)452 P2	Façade Fragment Typical Corner	Hodder and Partners	(--)452 P3	Bay Studies - Tower Corner
(--)453 P1	Façade Fragment Ground Floor Balcony	Hodder and Partners		NO LONGER INCLUDED

Original Drawing Reference	Original Document Name / Date	Author	Updated Drawing Reference	Updated Document Name / Date
(--454 P1	Façade Fragment Typical Crown	Hodder and Partners	(--454 P4	Bay Studies - Tower Crown Centre
(--800 P1	Existing Ground Floor Plan	Hodder and Partners	n/a	n/a
(--800B P1	Existing Basement Floor Plan	Hodder and Partners	n/a	n/a
(--800U P1	Existing Upper Ground Floor Plan	Hodder and Partners	n/a	n/a
(--801 P1	Existing 1 st Floor Plan	Hodder and Partners	n/a	n/a
(--802 P1	Existing 2 nd Floor Plan	Hodder and Partners	n/a	n/a
(--803 P1	Existing 3 rd Floor Plan	Hodder and Partners	n/a	n/a
(--821 P1	Existing Elevations	Hodder and Partners	n/a	n/a
(--825 P1	Existing North Elevation	Hodder and Partners	n/a	n/a
(--826 P1	Existing East Elevation	Hodder and Partners	n/a	n/a
(--827 P1	Existing South Elevation	Hodder and Partners	n/a	n/a
(--828 P1	Existing West Elevation	Hodder and Partners	n/a	n/a
(--831 P1	Existing Sections	Hodder and Partners	n/a	n/a
(--851 P1	Existing Site Location and Planning Boundary	Hodder and Partners	n/a	n/a
(--852 P1	Site Location Plan and Planning Boundary	Hodder and Partners	(--852 P4	Site Location Plan and Planning Boundary

Original Drawing Reference	Original Document Name / Date	Author	Updated Drawing Reference	Updated Document Name / Date
(--)853 P1	1.1250 Site Plan	Hodder and Partners	n/a	n/a
(--)854 P1	1.2500 Site Plan	Hodder and Partners	n/a	n/a
(--)900 P1	Demolition Ground Floor Plan	Hodder and Partners	(--)900 P5	Demolition Ground Floor Plan
(--)900B	Demolition Basement Floor Plan	Hodder and Partners	n/a	n/a
(--)900U	Demolition Upper Ground Floor Plan	Hodder and Partners	n/a	n/a
(--)901 P1	Demolition 1 st Floor	Hodder and Partners	(--)901 P3	Demolition 1st Floor
(--)902 P1	Demolition 2 nd Floor	Hodder and Partners	(--)902 P3	Demolition 2nd Floor
(--)903 P1	Demolition 3 rd Floor	Hodder and Partners	(--)903 P4	Demolition 3rd Floor
		Hodder and Partners	(--)904 P3	Demolition 4th Floor
(--)921 P1	Demolition Elevations	Hodder and Partners	(--)921 P3	Demolition Elevations
(--)925 P1	Demolition North Elevation	Hodder and Partners	(--)925 P3	Demolition North Elevation
(--)926 P1	Demolition East Elevation	Hodder and Partners	(--)926 P3	Demolition East Elevation
(--)927 P1	Demolition South Elevation	Hodder and Partners	(--)927 P3	Demolition South Elevation
(--)928 P1	Demolition West Elevation	Hodder and Partners	(--)928 P3	Demolition West Elevation

Landscape Drawings and Plans

Drawing Reference	Original Document Name / Date	Author	Updated Drawing Reference	Updated Document Name / Date
-------------------	-------------------------------	--------	---------------------------	------------------------------

1391-001 P1	Existing Site Condition Plan	Macgregor Smith	n/a	n/a
1391-011 P1	Landscape General Arrangement Plan – Level 00	Macgregor Smith	1391-011 P3	Landscape General Arrangement Plan – Level 00
1391-012 P1	Landscape General Arrangement Plan – Level 03	Macgregor Smith	1391-012 P3	Landscape General Arrangement Plan – Level 03
1391-013 P1	Landscape General Arrangement Plan – Level 04	Macgregor Smith	1391-013 P3	Landscape General Arrangement Plan – Level 04
1391-211 P1	Planting Plan – Level 00	Macgregor Smith	1391-211 P3	Planting Plan – Level 00
1391-212 P1	Planting Plan – Level 03	Macgregor Smith	1391-213 P3	Planting Plan – Level 04
1391-213 P1	Planting Plan – Level 04	Macgregor Smith	n/a	n/a
1391-401 P1	Typical Detail – Tree Pit in Soft	Macgregor Smith	n/a	n/a
1391-402 P1	Typical Detail – Tree Pit in Hard	Macgregor Smith	n/a	n/a
1391-500 P1	Landscape Site Sections	Macgregor Smith	1391-500 P2	Landscape Site Sections
1391-G502 P1	Landscape & Public Realm Design	Macgregor Smith	1391-G502 P3	Landscape & Public Realm Design

Environmental Statement

Volume	Title	Author	Updated Document Reference / Date
Volume 1	Chapter 1: Introduction	Turley EIA	n/a
Volume 1	Chapter 2: Approach to EIA	Turley EIA	n/a
Volume 1	Chapter 3: Site Context	Turley EIA	n/a

Volume 1	Chapter 4: Development Specification	Turley EIA	n/a
Volume 1	Chapter 5: Consideration of Alternatives	Turley EIA	n/a
Volume 1	Chapter 6: Topics which are Not Significant	Turley EIA	n/a
Volume 1	Chapter 7: Townscape and Visual	Turley EIA	n/a
Volume 1	Chapter 8: Built Heritage	Turley EIA	April 2024
Volume 1	Chapter 9: Climate Change	Turley EIA	April 2024
Volume 1	Chapter 10: Socio-Economics and Human Health	Turley EIA	n/a
Volume 1	Chapter 11: Noise and Vibration	Turley EIA	n/a
Volume 1	Chapter 12: Wind Microclimate	Turley EIA	April 2024
Volume 1	Chapter 13: Daylight, Sunlight and Overshadowing	Turley EIA	n/a
Volume 1	Chapter 14: Flood Risk and Drainage	Turley EIA	n/a
Volume 1	Chapter 15: Assessment of Cumulative Effects	Turley EIA	n/a
Volume 1	Chapter 16: Summary of ES	Turley EIA	n/a
Volume 2	Non-Technical Summary	Turley EIA	n/a
Volume 3	Environmental Management Plan	Turley EIA	n/a

Supporting Planning Documents and Technical Reports

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Application Forms and Certificates	-	Turley	n/a
Planning and Tall Building Statement	December 2023	Turley	Planning Statement and EIA Addendum (April 2024) to be read alongside original Planning and Tall Building Statement
Design and Access Statement (including Accessibility Statement)	D2	Hodder and Partners	Design and Access Statement Addendum (April 2024) to be read alongside original DAS
PBSA Assessment of Need	-	Knight Frank	n/a
Air Quality Assessment	784-B050197 Issue 5	Tetrattech	784-B050197 Issue 7
Transport Assessment	084456-CUR-XX-XX-T-TP-00001	Curtins	084456-CUR-XX-XX-T-TP-00001 P07
Interim Travel Plan	084456-CUR-XX-XX-T-TP-00002	Curtins	084456-CUR-XX-XX-T-TP-00002 P07
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	LKC 23 1466	LK Group	n/a
Preliminary Ecological Appraisal	SQ-1289	Estrada Ecology	n/a
Bat Activity Survey Report	SQ-1288	Estrada Ecology	n/a
Black Redstart Report	10162.001	TEP	n/a
Blue Green Infrastructure Strategy	P1	Macgregor Smith	P3
Waste Management Strategy	784-B050197	Tetrattech	V2
Broadband Connectivity Assessment	-	Pager Power	n/a
Terrestrial TV Baseline Survey	-	Pager Power	n/a

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Crime Impact Statement	2018/0397/CIS/02	GMP	2018/0397/CIS/02 Version D
Environmental Standards Statement	04	Hoare Lea	n/a
Circular Economy Statement	03	Hoare Lea	n/a
Energy Strategy Report	C	Applied Energy	D
Student Management Strategy		Fresh	n/a
Statement of Community Engagement		Turley Strategic Communications	n/a
Fire Strategy Statement	S23050123 02 (no longer relevant, new document)	Bureau Veritas (NOW JENSEN HUGHES)	Dated: 09/04/2024 Rev 4
Interim / Outline Construction Management Plan	3	Third London Wall	n/a
Archaeological Desk-Based Assessment and Written Scheme of Investigation	SA/2023/72 v1	Salford Archaeology	n/a
Structural Survey	1006-03	Civic Engineers	n/a
Flood Risk and Drainage Strategy	1006-01-CIV-XX-XX-R-C-1001	Civic Engineers	n/a
Viability Appraisal	-	CBRE	n/a
Heritage Assessment	-	Heritage Architecture	B
Environmental Statement	December 2023	Turley EIA	Updated Chapters comprise: • Chapter 8 Built Heritage • Chapter 9 Climate Change • Chapter 12 Wind Microclimate Section 5 of the Planning Statement and EIA

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
			Addendum to be read in conjunction with originally submitted Environmental Statement.
Construction Methodology and Façade Retention	Sept 2023	Civic Engineers	P03 (April 2024)
Glint and Glare Assessment	-	GIA	April 2024

Appendix 2: Tall Building Statement (April 2024)

Tall Building Statement

Hotspur Press, Manchester

April 2024

Contents

1.	Introduction	1
2.	Assessment	4
3.	Conclusion	14

7. Introduction

- 7.1 This Tall Building Statement ('TBS') has been prepared by Turley on behalf of Manner ('the applicant') to support of the planning application for full planning permission for the redevelopment of the existing Hotspur Press site for purpose-built student accommodation ('PBSA'). The Proposed Development ('PD') comprises the partial demolition and redevelopment of the former Hotspur Press Complex (Medlock Mill) to provide PBSA within a part 4-storey and part 37 storey building with ground floor commercial/communal space and associated public realm and landscaping.
- 7.2 This TBS will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE "Guidance on Tall Buildings" which was published in 2007 and the Manchester City Council (MCC) Core Strategy (2012).

MCC Core Strategy (2012)

- 7.3 Policy EN2 of the Core Strategy defines tall buildings, as:
- "Substantially taller than their neighbours and/or which significantly change the skyline"*
- 7.4 Whilst there are other tall buildings within the area surrounding the Proposed Development Site ('PDS') at present and others to be delivered through the development pipeline (as referenced and analysed in the Environmental Statement (ES)), it is acknowledged that elements of the Proposed Development will be of a larger scale than the existing building on site, and taller than much of its surroundings.
- 7.5 As will be explained in subsequent sections of this TBS, the PDS is neighbours First Street – an area which has and continues to undergo transformational change as part of the vision and strategic objectives of the First Street Strategic Regeneration Framework (FS SRF).
- 7.6 This part of Manchester city centre has and will see considerable densification, a feature of which will be the emergence of buildings of a scale and height commensurate with that proposed at the PDS, particularly given the PDS location within the Oxford Road Corridor and proximity to the FS SRF. It is therefore important that the appropriateness of the Proposed Development (in terms of its scale and height) is judged based on how well it will assimilate into not only the existing cityscape but the cityscape which will emerge in the short-to-medium term.
- 7.7 Policy EN2 sets out criteria for which tall buildings will be supported, these include:
- It is demonstrated that they are of excellent design quality;
- They are appropriately located;
 - They contribute positively to sustainability;
 - They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and

- They will bring significant regeneration benefits.

- 7.8 Suitable locations include sites within the city centre and locations easily served by public transport nodes.
- 7.9 It is evident from the Planning Statement and the Design and Access Statement (submitted to support the planning application) that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a landmark development and will deliver significant regeneration benefits to the wider area. The Proposed Development is therefore compliant with Policy EN2.

Guidance on Tall Buildings

- 7.10 Historic England produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABI in 2007.
- 7.11 Advice Note 4: Tall Buildings sets advice on tall buildings. This is summarised in Figure 1.1 below:

Figure 7.1: Extract of Historic England Advice Note 4

1.1 Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.

1.2 However, if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value

about a place. What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not. One of the principal failings in the design of certain tall buildings was a lack of understanding of the nature of the area around them, and the impact they would have on both specific features of the historic environment and its general character. There have been many examples of tall buildings that have had a lasting adverse impact through being unsuitably located, poorly designed, inappropriately detailed and badly built and managed.

- 7.12 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (DAS) should inform all tall building proposals.
- 7.13 Further, it states that a high-quality scheme will have a positive relationship with:
- Topography
 - Character of place
 - Heritage assets and their setting
 - Height and scale of development
 - Urban grain and streetscape
 - Open spaces

- Rivers and waterways
- Important views including prospects and panoramas
- The impact of the skyline

7.14 The guidance contained within the Guidance on Tall Buildings (2007) provided a set of criteria against which to assess and evaluate tall building proposals as follows:

- Relationship to context
- Effect on the historic context
- Effect on world heritage sites
- The relationship to transport infrastructure
- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

7.15 The assessment section of this report will assess the Proposed Development against this evaluation criteria.

8. Assessment

Relationship to Context

- 8.1 This criterion requires applicants to consider the relationship of the building to its surrounding context. This includes natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect upon the skyline.
- 8.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings, particularly those identified as sensitive receptors. The Environmental Statement (ES) assesses the likely significant environmental effects of the Proposed Development. In doing so it describes the baseline environmental conditions; the options for development which have been considered and discounted to date; the design of the Proposed Development; and an assessment of likely significant environmental effects during the construction and operational phases of the Proposed Development in each identified environmental topic area.
- 8.3 Building heights within the immediate vicinity of the PDS range from 4 – 32 storeys. The redevelopment of the First Street Strategic Regeneration Framework Area (FS SRF) area could in time see the delivery of buildings of 40 storeys plus. Beyond the site's immediate context, developments of up to 64 storeys are located within the Great Jackson Street Strategic Regeneration Framework Area which lies beyond the FS SRF to the west.
- 8.4 Development of this scale is considered to respond appropriately to the PDS's highly sustainable, city centre location. The scale of the development already established and that coming forward within the Oxford Road Corridor and the neighbouring First Street.
- 8.5 The DAS describes how the site layout, scale, mass and form of the proposed development has evolved appropriately in response to the PDS immediate and wider context. Key features of the design which demonstrate its responsiveness include:
- The historic façade of the east elevation of Hotspur Press is retained for its significant heritage value. By retaining the existing eastern façade, the proposal retains the 'visual object' of the 1801 mill and in turn provides a clear link to the site's history.
 - The façade retention proposal will ensure the long-term protection of the existing historic asset and allow its unique architectural presence to be revealed and celebrated. This is in the context of the complex currently being in a significant state of disrepair and in danger of being lost. The celebration of the complex is at the very heart of this proposal and the driver of the design presented.
 - The existing Hotspur Press is made up of several buildings, including ground floor sheds. These sheds will be mostly removed; however part of the roofs (north of the Mill) will be retained and modernised. The retention of this part of the

development provides a covered area, forming a threshold to the new public square.

- The 'tower' element of the proposed development has been deliberately set back from the front façade of the existing Hotspur Press. This generous set back ensures that the existing property, and subsequently the property's heritage, remain a focal point.
- A new public square will be created, through removal of the existing shed structures. The palisade brick wall on the eastern site boundary will be retained in order to provide some natural enclosure. The new public square will have a direct interface with three existing railway arches, with these being revealed by the demolition of the single storey component of the development and the creation of the square.
- Activate the new public realm through the introduction of active frontages at ground floor level. The commercial unit at ground floor has the potential to 'spill' out into the public realm, providing activity and further natural surveillance.
- The Proposed Development has been designed to enable a potential pedestrian connection between the proposed public square and the First Street development to the west to be created.
- The architectural quality and high-quality finish of the Proposed Development relates to the high quality of the developments emerging within the FS SRF area, notably the public realm will continue throughout both developments ensuring a clear, visual link.
- The incorporation of a biodiverse roof to enhance biodiversity and improve the outlook from higher vantage points within and outside of the site.

Effect of Historic Built Environment

- 8.6 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:

- World Heritage Sites
- Scheduled Ancient Monuments
- Listed Buildings
- Registered Parks and Gardens
- Archaeological Remains

- 8.7 The application is supported by a Heritage Statement (**ES Volume 2, Appendix 8.1**) which presents an NPPF compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of likely significant environmental effects.

8.8 The Statement concludes that:

- The Proposals have been found to result in both moderate direct and indirect harm/loss to the significance and setting of the non-designated Hotspur House. The cumulative impact of the development proposals would have an overall minor-to-moderate adverse impact upon the built historic environment.
- The Proposed Development will make a positive contribution to the vitality of this part of the city centre and the perceived level of harm is outweighed by the public benefits, as documented through all planning documents and summarised in Chapter 10 of the Planning Statement.

8.9 The Heritage Statement has also fully considered the various viewpoints presented within the Townscape and Visual Impact chapter of the ES (**ES Volume 1, Chapter 7**). The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, which is currently defined by the site's historic lack of connectivity to Whitworth Street West, and westwards across the river.

8.10 The Visual Impact Assessment concludes that there will be some temporary adverse effects during the construction of the Proposed Development on the surrounding townscape and at near views. However, once the Proposed Development is fully constructed it will positively enhance the townscape of the area and views.

8.11 Having regard to the conclusions of the Built Heritage Assessment and Chapter 7 of the ES Volume 1 it can be concluded the Proposed Development presents an appropriate design solution that would contribute positively to the city's skyline and not negatively impact the setting of the surrounding built historic environment.

Effect on World Heritage Sites

8.12 The Proposed Development is not within or in close proximity to a World Heritage Site.

The Relationship to Transport Infrastructure

8.13 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.

8.14 A Transport Statement and Framework Travel Plan have been prepared to assess the impacts of the Proposed Development and are submitted to support this application.

8.15 The Transport Statement demonstrates that due to the location of the development and the accessibility of the site by public transport, the proposal is not expected to result in material changes in local network traffic condition within the city centre.

8.16 The Transport Statement concludes that the site is within a highly accessible location, confirming that the PDS is served by a wide range of sustainable modes of transport (tram, train, bus, and cycle route), being in very close proximity to the Metrolink service and Oxford Road Railway Station. It is also within walking distance of key services and facilities in the city centre. The Proposed Development will also include a sufficient provision of secure cycle storage facilities for residents and visitors to store their bicycles (124 student cycle spaces).

- 8.17 One accessible parking space is provided as part of the proposal, which is considered acceptable due to the sustainable location of the Proposed Development.
- 8.18 Having regard to the PDS's highly sustainable location, it is considered that the development of the proposed height is appropriate in this location. Achieving a dense scheme makes efficient and effective use of the site in this regard.

The Architectural Quality of the Building

- 8.19 The PDS's location as a key site in the city centre; its position within the Corridor and adjacent to the FS SRF; and the identified long-standing development opportunity presented by the PDS requires a carefully considered design approach to be taken.
- 8.20 Collectively, these considerations have underpinned the design evolution of the Proposed Development. The architectural design of the Proposed Development is fully expressed within the accompanying DAS, which demonstrates that:
- The tallest element of the proposed development is set back from the retained façade of the Hotspur Press building. This is to ensure that the proposed tower does not appear to visually overbear on the Hotspur Press building, itself an important piece of Manchester's history. It is essential that the new build element of the proposed development maintains and enhances the established relationship with the existing building and the wider area.
 - The proposed development considers the importance of this site and the potential to link into First Street, through the provision of a new public square. The proposals will deliver a form of development which complements that coming forward in the wider First Street area, continuing to further the area's reputation for design quality and a place making focus.
 - All residential apartments meet and/or exceed Manchester's the Space Standards¹⁰.
 - The material chosen for the Proposed Development allows the development to respond to the established and emerging context of the area. The palette of the building has been chosen to provide a clear, visual relationship within the existing context and history of the PDS.
 - Incorporation of a biodiverse roof and amenity spaces for the benefit of residents and biodiversity.
- 8.21 The considerations listed above demonstrate that the Proposed Development responds positively to its surroundings and is of a suitable high-quality design.
- 8.22 Design quality has been a key focus throughout the development of the proposed development. The delivery of a significant development of high architectural quality along with a high-quality public realm which is wholly reflective of the prominence of the site's location and heritage value. The proposed development will active a currently

¹⁰ Manchester City Council Residential Quality Guidance, March 2017

disused outdoor space, providing high-quality public realm, active frontages and the opportunity for communal/social activities.

The Sustainable Design and Construction of the Proposal

- 8.23 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.
- 8.24 The Proposed Development sets high design standards, which are set out within the D&AS, the Environmental Standards Statement (ESS) and Energy Strategy which accompanies this planning application.
- 8.25 The ESS confirms that the design of the Proposed Development conforms to best practice sustainability criteria applicable to this development. Key sustainability features of the proposed development include:
- The proposed development is targeting a minimum BREEAM rating of “Excellent” under the BREEAM 2018 New Construction scheme, which requires a score of at least 70% and compliance with certain minimum standards.
 - The proposed development will aim to reduce the overall consumption of water within the building, in order to limit the resource requirements and ensure that any future impact of water scarcity is limited by the features within the scheme.
 - The proposed strategy will be water efficient, incorporating measures to reduce potable water consumption through efficient fixtures, and careful management strategies.
 - All materials, where viable, will additionally be procured through sustainable sources and products will be preferred with environmental certification such as BES6001 and ISO14001 certified supply chains.
- 8.26 The Low and Zero Carbon Assessment (Energy Statement) demonstrates that the proposed scheme will improve the sustainability and environmental performance of the built environment by increasing energy efficiency, reducing CO₂ emissions, generating energy services efficiently and implementing building integrated Low or Zero Carbon (LZC) technology when compared to a notional equivalent scheme.
- 8.27 The proposed development demonstrates that a range of measures have been embedded which seeks to ensure the delivery of a sustainable development in accordance with local and national objectives.
- 8.28 In addition to the energy measures incorporated, the proposed development seeks to make effective use of previously developed land and is situated in a highly sustainable location. In order to maximise the PDS location, the proposed development incorporates secure cycle storage for residents/occupants. The Framework Travel Plan established a strategy for the Proposed Development which seeks to promote and maximise the use of sustainable travel patterns.

The Credibility of the Design

- 8.29 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction.
- 8.30 Manner's roots are firmly established in the development of regenerative city centre projects. Working with local communities and stakeholders, Manner are driven by a vision to transform outmoded buildings into exceptional places that will carve the trajectory of the urban landscape for generations to come.
- 8.31 Manner understand the importance of heritage assets such as The Hotspur Press and their track record speaks to an unwavering dedication to deliver buildings of the highest architectural integrity, which respect the historical significance of their local areas, yet embrace modern city living.
- 8.32 Manner is committed to maintaining a dialogue with the local community throughout the determination of the application and beyond to explore how these beneficial aspects of the development can be optimised to support its aim of being a positive contributor to and part of the neighbourhood.
- 8.33 Acting as both Developer and Operator, Manner take a long-term approach, meaning they value the importance of building strong relationships with local residents, ensuring they create places which are deeply rooted to their neighbourhoods and that enable diverse communities to flourish. In doing so, Manner recognise the positive Regenerative Value Creation this can deliver for our people, places and planet.
- 8.34 The proposed development has been designed to the highest standard; this is evident through the development of the architectural plans and drawings and the DAS. The proposed development has undergone a significant pre-application process, including meetings with Council officers and a formal consultation, comprising a webinar and the launch of a website.
- 8.35 The proposed development has responded positively to feedback from the local community and Council officers.
- 8.36 The proposed development has been developed with input from a highly experienced and comprehensive team of specialist consultants who are experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The below table confirms the team and items/disciplines covered as per planning submission:

Title	Author
Application Forms and Certificates	Turley
Planning & Tall Building Statement	Turley
Design and Access Statement (including Accessibility Statement)	Hodder and Partners
PBSA Assessment of Need	Knight Frank

Air Quality Assessment	Tetrattech
Transport Assessment	Curtins
Interim Travel Plan	Curtins
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	LK Group
Preliminary Ecological Appraisal	Estrada Ecology
Bat Activity Survey Report	Estrada Ecology
Black Redstart Report	TEP
Blue Green Infrastructure Strategy	Macgregor Smith
Waste Management Strategy	Tetrattech
Broadband Connectivity Assessment	Pager Power
Terrestrial TV Baseline Survey	Pager Power
Crime Impact Statement	GMP
Environmental Standards Statement	Hoare Lea
Circular Economy Statement	Hoare Lea
Energy Strategy Report	Applied Energy
Student Management Strategy	Fresh
Statement of Community Engagement	Turley Strategic Communications
Fire Strategy Statement	Bureau Veritas
Interim / Outline Construction Management Plan	Third London Wall
Archaeological Desk-Based Assessment and Written Scheme of Investigation	Salford Archaeology
Structural Survey	Civic Engineers
Flood Risk and Drainage Strategy	Civic Engineers
Viability Appraisal	CBRE
Heritage Assessment	Heritage Architecture
Glint and Glare Assessment	GIA
Environmental Statement	Turley EIA

- 8.37 The DAS expresses how the design of the proposed development responds appropriately and positively to the PDS, Corridor Manchester and FS SRF.
- 8.38 The proposed development presents a unique project which will maximise the development potential of the PDS, respond to market demand, embrace the Site's unique heritage and contribute towards the delivery of key MCC's policy objectives and other statutory requirements.

The Contribution to Public Space and Facilities

- 8.39 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to the public realm.
- 8.40 The proposed development achieves this objective by seeking to:
- Create a new public space through removal of the existing shed structures. The palisade brick wall on the eastern site boundary will be retained in order to provide some natural enclosure to the public realm. The wall will be cleaned and perforated to provide definition between the public realm and the highway (Gloucester Street/ Cambridge Street). In future, there is scope for the railway arches to be opened up, providing a link directly to Whitworth Street.
 - Introduce high-quality design into the public realm by extending the hardscape from First Street and inputting meaningful greening and tree planting. The public realm will provide a place for the local community to sit and stroll.
 - Open up the link to the neighbouring First Street development.
 - Activate the new public realm through the introduction of active frontages at ground floor level. The commercial unit at ground floor has the potential to 'spill' out into the public realm, providing activity and further natural surveillance.
- 8.41 The proposals will provide a significant contribution to the wider Public Realm of the FS SRF area. The high-quality public realm scheme will play an important role in knitting together developments and facilitating a joined-up, walkable city.
- 8.42 The overall quality of the design is exceptionally high and the resultant-built environment created will be a significant improvement on the existing situation.

The Effect on the Local Environment

- 8.43 This criterion requires an assessment of environmental factors such as microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.
- 8.44 Assessments have been undertaken in respect of ecology, townscape and views, built heritage, air quality, noise and vibration, wind and microclimate, daylight and sunlight, solar glare, socio-economics, human health, and climate change to establish the impact which the Proposed Development will have on the local environment.
- 8.45 Some of these assessments are presented as individual chapters within the Environmental Statement (ES Volume 1). A summary of their conclusions is provided within the Non-Technical Summary (ES Volume 3). Other assessments are presented as stand-alone reports to support the planning application and a summary of these assessments is detailed within Chapter 7, 8 and 9 of the Planning and Tall Buildings Statement.
- 8.46 Each of the Technical Chapters 7 – 14 reports the output of the assessment through residual and likely significant effects, inclusive of a summary. All likely residual and

significant effects across the ES are summarised for both the construction and operation stages in Table 16.1 and Table 16.2, respectively.

Where Technical Chapters have identified individual level of effects for specific sensitive receptors for an assessed effect, each level of significance concluded has been stated in Table 16.1 and Table 16.2 and the greatest level of impact has been considered when considering the effects as a whole (i.e. to all receptors)

In summary:

- During construction, there are two significant adverse residual effects (for built heritage and noise and vibration) and no significant beneficial effects; and
- During operation there are three significant beneficial effects (for townscape and visual and socio-economics and human health) and one significant adverse effect (for built heritage).

8.47 Collectively the assessments of environmental factors demonstrate that the scheme will not result in any materially significant adverse effects subject to specified mitigation measures.

Contribution Made to the Permeability of the Site

8.48 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. As described above, the proposal delivers a high-quality public realm designed to significantly enhance connectivity from the PDS and surrounding areas, specifically First Street. The active frontages provided by the development will enhance activity and natural surveillance to the area. The public realm will also include landscaping, furniture and natural enclosure, ensuring that people feel safe and are encouraged to fully utilise the space.

8.49 This enhancement of the site's permeability fully aligns with the development principles established for the PDS through the FS SRF and will provide a significant contribution to the overall environment.

The Provision of a Well-Designed Environment

8.50 This criterion requires the quality of life of those who use the buildings, including function, fitness for purpose, and amenity to be taken into consideration. Further, it requires local authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.

8.51 The PDS location within the city centre and proximity to key amenities are of great importance. The Proposed Development responds appropriately to the PDS location and will provide a well-connected development that provides access to employment and social opportunities – all within walking distance.

8.52 The proposed development will deliver high-quality internal and external amenity spaces. The proposal includes significant amenity space for occupants throughout the development. This includes a gym, games room, tv/cinema room, study room and designated break-out spaces. A lounge, winter garden and mezzanine are provided at ground floor. The scheme also includes laundry facilities.

- 8.53 The development will meet the relevant Building Regulations requirements relating to building safety and risk, including in respect of accessibility and emergency access and egress.

9. Conclusion

- 9.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criterion through the various reports included within the planning application and assessments in the Environmental Statement.
- 9.2 In summary, the TBS concludes the Proposed Development achieves the following:
- The PDS is sustainably located in relation to transport infrastructure, being in a very accessible part of the city centre and is therefore suited to very high-density development.
 - The Proposed Development is of an appropriate architectural style which is consistent with and reflects the high-quality developments emerging within the FS SRF area.
 - The Proposed Development is deliverable, and the architectural design is appropriate for its intended purpose.
 - The Proposed Development embraces the surrounding public realm providing link to First Street, provides an active frontage and enhances and enlivens the street scene.
 - The development will achieve the requisite sustainability standards required by Manchester City Council.
 - The development will not result in any material impacts on the local microclimate as evidenced through supporting documents submitted as part of the application and within the Environmental Statement, subject to appropriate mitigation measures being incorporated.
 - The Proposed Development will restore a disused site and replace aspects of Hotspur Press which detract from the experience and environmental quality of the locality.
 - The Proposed Development will meet the needs of its user groups (both active and passive).
- 9.3 Overall, the Proposed Development would deliver a high-quality addition to the City and achieves full compliance with respect to the MCCs policies for the development of tall buildings.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676

