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Planning and Tall Building Statement

Proposed Residential-led Mixed Use Development

At [One Park Place, Manchester M4 4FY](#)

For [Benjamin Property Company Limited](#)

October 2023

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1. INTRODUCTION

1.1 The Planning and Tall Building Statement has been prepared by Zerum on behalf of the Applicant, Benjamin Property Company Limited, who are working in partnership with United Living, to support a full planning application for the demolition of the existing building and erection of a residential-led mixed use development proposed at land bound by Park Place and Cheetham Hill Road, hereafter referred to as the 'site'.

1.2 The description of development is as follows:

“Demolition of existing building and erection of a part 25 and part 15 storey residential building comprising 154 units with ground floor commercial units (Use Class E), with associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works.”

1.3 This statement describes the proposals and examines the planning issues which they raise. It should be read in conjunction with the series of detailed technical reports that also accompany the application.

1.4 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.

1.5 The general approach to, and content of, the application has been discussed with Planning Officers at Manchester City Council (MCC) as part of formal Pre-Application engagement undertaken by the Applicant. These discussions have influenced the final scheme presented, and the supporting information that accompanies the application.

SUPPORTING APPLICATION DOCUMENTS

1.6 In order to evidence that the design has evolved from a full understanding of the physical and policy context, including social, economic and environmental sustainability considerations, this planning application is supported by numerous documents which demonstrate how the scheme responds appropriately to best

practice in design and sustainability, as well as planning policy objectives and requirements. The documents submitted in support of the application are:

- Design and Access Statement (DAS) prepared by Hodder and Partners Architects;
- Design for Access 2 Compliance Report prepared by Hodder and Partners Architects;
- Affordable Housing Statement prepared by Zerum;
- Air Quality Assessment prepared by Miller Goodall;
- Archaeological Desk Based Assessment prepared by Orion Heritage;
- Blue and Green Infrastructure Statement prepared by Land Studio;
- Circular Economy Assessment prepared by Futureserve;
- Crime Impact Statement prepared by Greater Manchester Police;
- Draft Construction Phase Safety, Health, Environment & Quality Plan prepared United Living;
- Draft Construction Programme prepared by United Living;
- Drainage Strategy prepared by Roscoe Engineering;
- Energy Statement prepared by Futureserve;
- Environmental Standards Statement prepared by Futureserve;
- Fire Statement prepared by Jensen Hughes;
- Flood Risk Assessment prepared by Roscoe Engineering;
- Heritage Statement prepared by Stephen Levrant Heritage Architecture;
- Local Labour Agreement prepared by United Living;
- Noise Assessment prepared by Miller Goodall;
- Phase 1 Ecology Assessment prepared by ERAP Consultant Ecologists;
- Preliminary Geoenvironmental Appraisal and Preliminary Mining Risk Assessment by Calabrian;
- Statement of Consultation prepared by Cavendish Consulting;
- Tall Building Statement prepared by Zerum (included within this statement);
- TM59 Summertime Overheating & Ventilation Statement prepared by Futureserve;
- Transport Assessment prepared by SK Transport;
- Travel Plan prepared by SK Transport;
- Television and Radio Reception Survey prepared by GTech; and
- Utilities Statement (including Broadband Connectivity Assessment), prepared by Futureserve.

The application is supported by an Environmental Statement (ES) through which a number of key topic areas are considered. These include:

- Built Heritage prepared by Stephen Levrant Heritage Architecture;
- Daylight and Sunlight Assessment prepared by GIA;
- Greenhouse Gas Emissions prepared by Buro Happold;
- Socio-economics prepared by Buro Happold;
- Townscape and Visual Impacts Assessment prepared by rbmp; and
- Wind Microclimate prepared by GIA;

1.7 Under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 an Environmental Impact Assessment (EIA) scoping opinion request was issued to Manchester City Council 18th August 2023. This was supported by a Scoping Report which identified those environmental topics that would be covered in the Environmental Statement (ES) and those that would be 'scoped out' because it was considered that significant environmental effects were unlikely to result from the development. The City Council confirmed its agreement to the scope of the ES as proposed by the applicant on 22nd September 2023. The ES is submitted in accordance with the agreed scope.

1.8 The application is also supported by a full set of plans and elevations, prepared by the scheme architects, Hodder and Partners Architects and landscaping plans prepared by Land Studio.

DOCUMENT STRUCTURE

1.9 The remainder of this statement takes the following structure:

- Section 2 – Provides context and describes the site and its surroundings.
- Section 3 – Outlines the development proposals.
- Section 4 – Sets out the consultation that has been undertaken prior to the submission of the application.
- Section 5 – Outlines the Development Plan framework, relevant national policy guidance and any material considerations.

- Section 6 – Provides a detailed analysis of the relevant planning considerations.
- Section 7 – Provides a detailed Tall Building Assessment.
- Section 8 – Concludes by summarising the main points raised in this document.

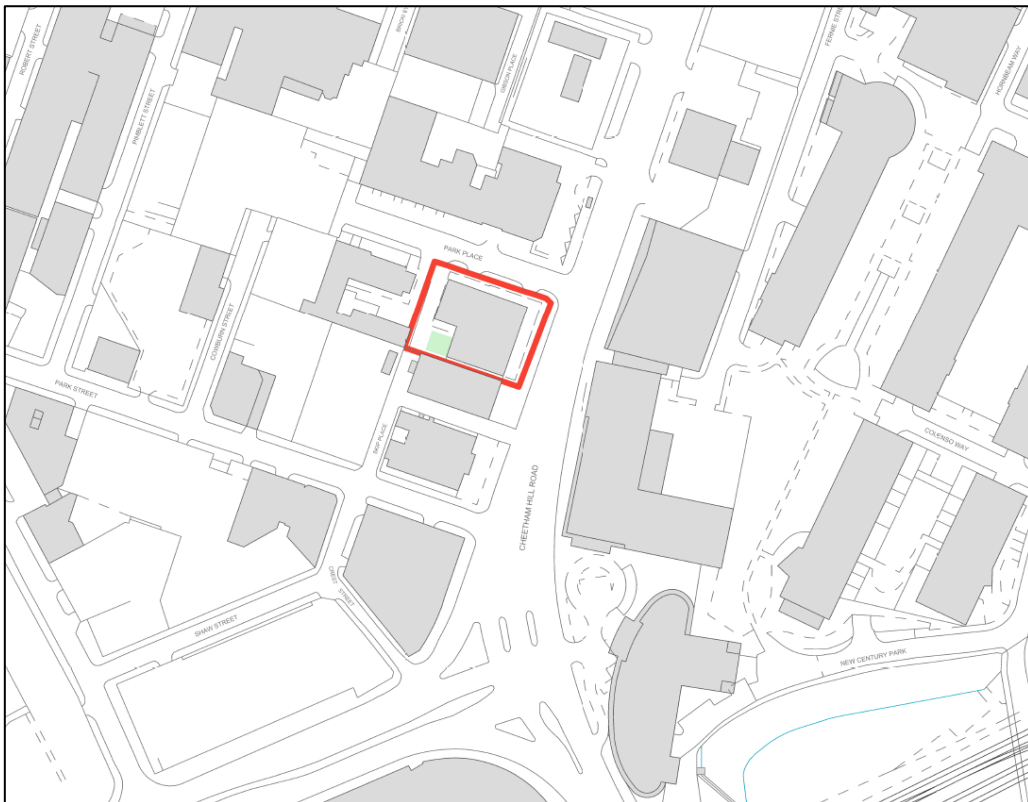
2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE DESCRIPTION

- 2.2 The site measures circa 0.1 hectares and is located to the north of Manchester City Centre, within the City Centre Fringe and is situated in Cheetham Hill Ward. The site is bound by Park Place to the north, Cheetham Hill Road to the east, no. 21 Cheetham Hill Road to the south, and no. 3 Park Place to the west. The red line boundaries of the site are shown on the plan below (Figure 2.1).

Figure 2.1 Site Location Plan



- 2.3 The site currently consists of a single storey light industrial unit with a pitched roof and a flat-roofed single storey extension, with associated surface car parking and hardstanding to the rear. The exiting property measures circa 760m² and is currently vacant but most recently it was operated as a jewellery wholesaler.

- 2.4 The former commercial building is faced in white render; window and door openings are obscured by closed yellow roller shutters. The northern and western elevations of the building are largely blank in character, their appearance further deteriorated through vandalism and neglect. The combination of the degrading exterior, fenced off land and overgrown, unkempt exterior area and perimeter car parking make for a hostile pedestrian environment lacking in any usable public realm.
- 2.5 The existing building fronting onto Cheetham Hill Road is shown below (Figure 2.2) Further images of the site as existing are shown in Section 2 of the accompanying Design and Access Statement.

Figure 2.2 Existing building at the site (Cheetham Hill Road frontage)



SURROUNDINGS

- 2.6 The site's surroundings are characterised by retail premises, residential use, and offices. In general, the wider surrounding area is occupied by manufacturing premises, surface car parks and retail uses (predominantly wholesalers).

- 2.7 The area immediately around the site has a range of land uses. To the north of the site is Park Place, and the building at 25-31 Cheetham Hill Road is a bank. A recently completed residential building known as The Hallmark lies on the opposite side of Cheetham Hill Road, which ranges from 10 to 15 storeys high. To the south-east of the site is a hotel (Park Inn by Radisson). To the south, the adjacent property is in retail use (former women's and children's hospital, now occupied by Imperial Home & Multi Goods Ltd) and a law chamber is located in the Grade II Listed former Synagogue at 19 Cheetham Hill Road. To the south-west is a large surface car park accessed from Skip Place and to the west, lies a three-storey brick building understood to be in office use.
- 2.8 The area to the east on the other side of Cheetham Hill Road, known as the Green Quarter, is a primarily residential area with buildings ranging between 8-16 storeys.

SITE ACCESSIBILITY

- 2.9 The site is within easy walking distance of the City Centre where there are many public transport connections. Both Victoria Station and Shudehill Interchange are approximately 10 minutes walking distance from the site, providing train, tram and bus links. From Victoria Station, the Metrolink runs to Rochdale, East Didsbury, Bury and Piccadilly.
- 2.10 Bus stops are also located less than 100m to the south of the site on Cheetham Hill Road. The site is located 200m to the north of the junction with the A6042 Ring Road, a main arterial road providing road access northwards away from the City Centre and also direct access on to the outer ring road of Manchester City Centre.
- 2.11 The shops, services and leisure facilities in Manchester City Centre are located less than a 10-minute walk to the south. Local shops and services are also located along Cheetham Hill Road.
- 2.12 The site is considered to be a highly sustainable location with a range of local services and amenities within easy reach.
- 2.13 The accompanying Design and Access Statements and Transport Assessment provide more detail in terms of site's connections and accessibility.

HERITAGE DESIGNATIONS

- 2.14 The site is not located within or adjacent to a Conservation Areas. There are also no nationally listed heritage assets on the site however, several Listed Buildings are within its vicinity. According to heritage assessment undertaken as part of this application, there are 36 designated heritage assets within 500m of the site boundary. These are fully considered within the supporting Environmental Statement and Heritage Statement.

SITE HISTORY

- 2.15 The site was first developed in 1857 with the Manchester Reform Synagogue. The Synagogue was considerably damaged in 1941 by aerial bombing during the World War II, which led to it being demolished. The site was subsequently redeveloped in 1948 with the primary range of the existing building that performed as a light industrial and/or commercial outlet and was also used as a clothing factory.
- 2.16 Subsequent alterations have seen the building extended to the south and an entrance created on the Cheetham Hill Road frontage, amongst other ad-hoc additions and changes.
- 2.17 Further details relating to the site history can also be found in the supporting Environmental Statement and Heritage Statement.

PLANNING HISTORY

- 2.18 The planning history undertaken using Manchester City Council's Public Access website revealed that there are no recent planning applications associated with the site. However, there are two historic applications that relate to the current use. In 1977, an application for an extension to existing cash and carry warehouse was approved (ref. F06642). In 1991, an application for the erection of a warehouse and associated offices after demolition of existing warehouse was approved (ref. 0383362).

2.19 Whilst there is no recent planning history associated with the site, its surrounding area has been subject to numerous planning applications for large scale developments in recent years, which illustrates the changing nature of the area. Grants of consent and emerging redevelopment schemes in the surrounding area show its changing profile. These are follows:

- **New Victoria, Corporation Street – Residential (111777/FO/2016/C) -** *Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works. The application was approved 29.09.2016 but was subsequently varied under application ref. 128667/JO/2020. The development is under construction, and it is close to completion.*
- **New Victoria, Corporation Street – Office (134092/FO/2022) -** *Erection of a 10 storey office building (Use Class E) plus basement, a ground floor commercial unit (Use Class E), with associated external amenity in the form of roof terraces, plant, substation, cycle parking, hard and soft landscaping, access and servicing and other associated works. This application was approved and the development is due to be completed in Q4 of 2025.*
- **Former Boddingtons Brewery site, Dutton Street (118831/FO/2018) -** *Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works. This application was approved on 28.02.2019 and construction phase began May 2023.*
- **Land bound by Great Ducie Street (132416/FO/2021) -** *Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a*

mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works. This development was approved on 30.06.2022 but its construction it yet to commence.

- **No.1 Lord Street (113914/FO/2016)** - *Erection of a 16 storey building to form 192 residential apartments (Use Class C3a) together with ground floor commercial unit (172 sqm) (Use Class A1, A2, A3 or B1) with associated vehicular access from Fernie Street, car parking and hard and soft landscaping following demolition of existing buildings. This application was approved on 26.11.2016 and in 2018, it was bought by Delph Property Group who intend to deliver the residential scheme at the site.*

- **Land At Red Bank, Victoria North (136812/OO/2023)** - *Outline application for development comprising: Erection of a residential led mixed use development across severable plots comprising residential (Use Class C3a); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre (Use Class E); a primary school (Use Class F); the final surface finish of the highway and footpath consented under HLF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works (with all matters reserved). Outline application for development with all matters considered: Demolition of existing buildings and structures.*

This application was submitted in April 2023 and was considered at Planning and Highways Committee on 31.08.2023. The application received resolution to grant planning permission, but no formal decision has been issued yet. The application proposes a series of high-density developments ranging from 8 up to 55 storeys high.

- 2.20 It is clear from the above list of surrounding applications (both live and approved) that this area is undergoing significant change and transformation. In addition, the heights of the forthcoming surrounding developments set a precedent for building heights in the area.

WIDER SITE CONTEXT

- 2.21 As outlined above, there a number of development sites within the immediate context of the site, and these schemes illustrate the level of change in the immediate surrounding area and serve as benchmarks for established building heights. The existing and emerging context has helped identify the scale of development that could be considered appropriate for the site.
- 2.22 The table below provides an overview of relevant schemes within the vicinity of the site. Full details on these developments can be found in the supporting Environmental Statement.

Scheme	Maximum Height
Existing Context	
The Hallmark Tower	15 storeys
Park Inn by Radisson Hotel	7 storeys
Peninsula Building	16 storeys
Jefferson Place	20 storeys
Under Construction	
Former Boddingtons Brewery site	26 storeys
New Victoria, Corporation Street	26 storeys
Planning Application Submitted/ Approved	
Land bound by Great Ducie Street (Approved)	27 storeys
No.1 Lord Street (Approved)	16 storeys
Land At Red Bank, Victoria North (Outline Submitted)	55 storeys

STATEMENT OF CONSULTATION

- 2.23 Consistent with the Council's Adopted Statement of Community Involvement (adopted insert date), the Applicant has undertaken pre-application discussions with the local planning authority. Both the Applicant and their professional advisors have sought to adopt a 'best practice' approach to both design and delivery. Pre-application discussions with Manchester City Council commenced in advance of the submission of the application and have informed the proposals.
- 2.24 A public consultation exercise has also been undertaken as part of the Pre-Application engagement process. This included engagement with the key stakeholders and distribution of a consultation flyer in the locality, a freephone information line and a feedback email address were also made available throughout the course of the pre-application consultation, for interested parties to receive further information and to enable people to provide their feedback to the project team. Furthermore, a dedicated project website has been created to provide further information on the application proposals.
- 2.25 Given the scale of the scheme and its compliance with plan policy, we are satisfied that an appropriately comprehensive process of pre-application consultation has been undertaken.

SITE DESIGNATIONS

- 2.26 The site lies within the Great Ducie Street Strategic Regeneration Framework area, which was endorsed by Cabinet in November 2018. As available land within the traditional City Centre is filled, a significant amount of recent growth and neighbourhood regeneration has been taking place within adjoining areas such as Cheetham Hill. The SRF envisages the regeneration of the area and given the area's existing context, it recognises an opportunity to significantly increase the density of development in this area, to something that is commensurate to the scale of development within the City Centre.
- 2.27 The site falls within Park Place character area where the SFR promotes both residential and commercial uses. It introduces new residential uses and higher density development as a way of facilitating improvements in commercial floorspace.

- 2.28 Within the SRF, the masterplans identify the site as being suitable for residential development with active uses on the ground floor. The site is identified as Plot 60, suitable to deliver a 20-29 storey high building.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The preliminary sub-sections of this Statement have touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statements prepared by Hodder and Partners Architects.
- 3.2 In summary, the application seeks to secure detailed planning approval for the demolition of the existing building at the site and erection of a residential-led mixed use development, part 15 and part 25 storeys in height, with commercial uses (Use Class E) at the ground floor level. Amenity areas are provided at ground floor level in form of external semi-private courtyard, at mezzanine floor level (Level 1) and a resident roof garden is also proposed on the 15th floor.
- 3.3 The current proposals would deliver 154 dwellings consisting of 46 one bedroom (30%), 95 two bedroom-three person (62%), and 13 two bedroom-four person (8%) apartments. The proposed development will also deliver 180.5m² of commercial space in total. The overall gross internal area (GIA) of the proposed development (including plant and bin stores) is 12,612m².

LAYOUT

- 3.4 The siting of the proposed development has been influenced by a number of constraints and opportunities, this includes the size of the site and the adjacent building but also the opportunity to create a new landmark building which will contribute to the ongoing regeneration of the area.
- 3.5 The proposed layout maximises residential footprint of the available site, whilst considering how construction will impact the area and allowing space for a crane to be located on site. The building footprint responds the road with defined edges, and provides a stepped frontage to Cheetham Hill Road, alongside the existing heritage asset and adjacent building. The scheme provides a semi-private, green landscaped courtyard, located within south-western section of the site. The courtyard has been strategically positioned away from the noise of Cheetham Hill Road to create a relaxing space for the residents and also an opportunity to increase the site's biodiversity.

- 3.6 In terms of the internal layout, the ground floor of the development will accommodate the ancillary spaces such as a bin store, cycle storage, switch room, substation and communications room. This level will also include the reception area, a post room and 180m² of commercial spaces with active frontages along the northern and eastern elevations.
- 3.7 Above the ground floor sits the mezzanine level (level 1). This level accommodates the remaining plant rooms (wet riser tank, generator, sprinkler tank, safety switchroom and potable tank rooms, as well as further 190m² of amenity areas.
- 3.8 Residential accommodation is then provided from the second floor (Level 2) with eight apartments on each floor up to level 14. From level 15, there will be five apartments on each floor up to level 24. This is due to the building being part 15 and part 25 storey high. The roof level of the lower element will include a landscaped roof terrace.

SCALE AND MASSING

- 3.9 The proposed building occupies roughly the same footprint as the existing building at the site, so it will continue to be positioned on the corner of Park Place and Cheetham Hill Road.
- 3.10 The proposed building will be part 15 and part 25 storey high. Site specific considerations have informed the design, and these have included the relationship with the existing and future built context, including nearby heritage assets.
- 3.11 Stepped massing has been introduced to provide lower, sensitive backdrop to adjacent listed and noteworthy buildings, with taller element stepped up towards Cheetham Hill Road and towards the higher density Green Quarter. The proposed massing has been articulated further to present slender gables to views along Cheetham Hill Road, to break down the mass along Park Place, and to provide a clear, sheltered entrance to Cheetham Hill Road, facing the city centre.

- 3.12 Due to the proximity of the proposed development to the adjacent former women's and children's hospital, potential issues of overlooking between the south facing apartments and the adjacent property (as well as potential redevelopment on the adjacent site with a higher volume) have been considered.
- 3.13 Whilst the adjacent building is identified as retained within the SRF, the Applicant was asked during the pre-application discussions with MCC to consider 'what if' the adjacent site came forward for redevelopment. As the site sits between the application site and the Grade II Listed former Synagogue, following input from the architect and heritage consultant a reasonable/calculated assumption was made that the height and massing of any proposed development would form a gradual step between the low-level heritage asset, and the 25 storeys proposal. It was therefore concluded that the appropriate transition height for this future development site would be 10 storeys.
- 3.14 To prevent future issues of overlooking due to the proposal's proximity to the adjacent site, at Levels 02-10 the only windows facing the site are those of secondary bedrooms. This ensures that no living area will be overlooked by the potential development. This layout has potential to be continued to the full height of the building with no internal layout amendment needed, only minor change to the south elevation treatment, should this be required.

MATERIALS AND APPEARANCE

- 3.15 The building has been designed in relation to its neighbours, historical references and the emerging buildings around it. As set out in the Design and Access Statement, there is a mix of existing materials in the vicinity of the site, ranging from older red brick buildings to more modern cladded buildings with larger areas of fenestration.
- 3.16 The proposals intent to use a simple palette of high-quality, robust materials to create a timeless appearance. The building will be constructed using pre-cast concrete which allows for a range of high-quality textured surface finishes and enables to create profiled elements on the facade to add richness.

- 3.17 The rigorous grid is complemented by a bronze-coloured aluminium for the window frames and cladding to set back recesses and to give an accent. Movement has been introduced through use of alternating angular panels. The terrace is articulated with punctured panels giving framed views across the city, and the scheme is topped with a crown of elegant elongated angular panels.

REFUSE STRATEGY AND SERVICING

- 3.18 General waste and recycling would be disposed of by the residents in the designated residents refuse store within the ground level of the building. The bin store is located adjacent to the lift cores to ensure travel distance from the apartments is kept to minimum.
- 3.19 The general waste and recycling bin containers will be rotated by the on-site team to ensure all bins are fully used, where they will be taken periodically to the refuse collection area on collection day. The frequency and timings of collections will be agreed with the local authority.
- 3.20 All bins will be clearly marked for ease of identification for recycling purposes. The on-site team will present the bins at the due time and return the bins to the stores once emptied.
- 3.21 The on-site team will regularly rotate the bin containers taking and replacing full units from the front with empty bin units from the back. Bin rotations will be made as required, which may be several times per day, to ensure that there are appropriate bin containers available for residents' use.
- 3.22 On bin collection days, the on-site team will move the bin containers (general waste bins and/or recycle bin units) from the refuse store to the agreed refuse collection point. Here the bins will be lined up in an orderly manner ready and presented for collection by the local authority. During collection an on-site team member will work with the collection team until all the bin container units have been emptied. The empty bin units will then be returned to the bin store holding areas. Any spillages will be tidied and cleaned up immediately.

- 3.23 As part of the maintenance regime, all bin containers will be regularly inspected and periodically washed down and disinfected. The refuse store will be kept clean and tidy at all times.
- 3.24 MCC Waste Storage and Collection Guidance for New Developments (Version: 7.00) advises that 66.2m² of bin storage space should be provided for 154 residential units. The proposed bin store measures 58m² which allows for 17 1100l bins. The shortfall means that the bins will require emptying slightly more frequently than typically required but it is not envisaged that this will cause issues with the operation of the development.
- 3.25 In terms of waste removal from the proposed commercial spaces, the on-site team will be responsible for removing waste from the commercial spaces and placing it in the appropriate containers in the refuse store, which will ensure that residential waste is not contaminated.
- 3.26 Residential post deliveries will be via the main residential entrance off Cheetham Hill Road, giving access to the lobby space which will contain residential post boxes and dedicated post room. Full details of delivery management will be developed with the management partner through the following design stages.

LANDSCAPING

- 3.27 As noted within the supporting landscaping proposals provided by Land Studio, the proposed landscaping will consist of a semi-private, green landscaped courtyard, located within south-western section of the site; a resident roof garden on the 15th floor and street trees.
- 3.28 The ground floor level courtyard area will include raised planters with playful and seating edges, specimen trees, screened refuge and escape route.
- 3.29 The residential roof terrace will create a multifunctional space for residents to utilise with both communal and more semi-private areas, providing a range of zones for activities including, outdoor cooking and dining, workstations and relaxing seating spaces.

ACCESS AND PARKING

- 3.30 The main entrance to the building is located at the south-east corner of the site along Cheetham Hill Road, which utilises the existing pedestrian routes, as majority of residents will travel from via public transport, cycling or walking from Cheetham Hill Road. This main access point will lead into an entrance lobby/ reception area and will provide level access. There will also be two secondary entrances off the external courtyard area. The commercial spaces on the ground floor will benefit from separate entrances located along the northern and eastern elevations.
- 3.31 In terms of car parking, the proposed building will be a car-free development. The site is in a highly sustainable location with numerous public transport hubs within walking distance, outlined in earlier section of this statement.
- 3.32 The cycle storage will be accessed from Park Place to the north, and it will provide 154 spaces, including 77 double height spaces. There will also be 2 cycle stands adjacent the ground floor visitor entrance. The service access will be taken from Park Place, and it will lead to the service area located along the western elevation. The external access to the bin store will be off the service area to the west and from the south off the external amenity area.
- 3.33 Further details of the building's accessibility are outlined in the Design and Access Statement and Transport Assessment. In summary, the site benefits from excellent accessibility by foot, bicycle and public transport to a range of local services and facilities provided in and around the local area. This will help reduce the need to travel and own a private car.

SAFETY AND SECURITY

- 3.34 Careful consideration has been given for the fire safety design of the building, the site layout and access, and facilities for firefighting. The proposed development will ensure that emergency vehicles will have access to site from Park Place. Further information on fire safety is contained within the supporting Fire Statement prepared by Jenson Hughes.
- 3.35 The scheme has been designed in accordance with secure by design principals and Crime Impact Assessment prepared by GMP is submitted in support of the

application. The proposed development incorporates the following GMP recommendations:

- Active frontages which activate natural surveillance.
- Building entrances located on active public spaces and routes, with clear visual access between inside and outside at all entrances.
- Strategic inclusion of overlooking of other uses, whilst maintaining privacy to dwellings.
- Secure boundaries between commercial units and residential units.
- Proposal for well-lit entrances and public spaces.
- Secure boundaries between residential units and access to roof.
- Balustrades to balconies meet the required 1.1m for safety.
- Level 15 roof terrace protected with 2.8m high, half solid, half permeated at 1.1m height parapet.

3.36 In terms of the building's fire safety, the following have been incorporated to provide a safe living space:

- All final escapes located at ground level within 18m of the fire service parking point.
- Two protected stairs and means of escape provided for every level of the building, complete with evacuation lift and mechanically ventilated lobbies.
- Firefighting core provided.
- Space for refuges provided within each stair Fully sprinkler serviced.

- Mechanical ventilation to areas of common corridor, provided through shafts.
- Inlet air via the head of each stair.
- Wet riser provided in building core.
- Separate ventilation system provided to commercial units.

3.37 The residential accommodation within the building will benefit from a keypad system to reduce the risk of unauthorised entry to this part of the development. In addition, the reception area will be manned by a concierge during the day.

SCHEME BENEFITS

3.38 The residential-led mixed use development will provide for up to 154 dwellings and 180.5m² of commercial space within one of the key regeneration areas of the city, which will deliver a suite of substantial economic, social and environmental benefits.

3.39 The overarching policy objective of the National Planning Policy Framework (NPPF) (2023) is the presumption in favour of sustainable development. The NPPF at Paragraph 8 indicates that there are three overarching objectives to sustainable development: economic, social and environmental. An assessment of the proposal against the three overarching objectives of sustainable development, as defined in the NPPF, is provided below.

Economic

3.40 The proposed development will contribute to building a strong, responsive and competitive economy. In particular, the Socio-Economics Chapter 11 of the submitted Environmental Statement identifies that the economic outcomes from the proposed development are:

- Generation of both temporary and full-time equivalent (FTE) construction jobs, including higher skilled professionals and lower skilled jobs. It is estimated that the proposals will generate 33 FTE construction jobs during

the temporary construction phase. These jobs will be recruited for in accordance with an agreed Local Labour Agreement.

- In addition to the direct employment generated by the proposed development itself, there will be an increase in local employment arising from indirect and induced effects of the construction activity. Employment growth will arise locally through manufacturing services and suppliers to the construction process (indirect or supply linkage multipliers). Additionally, part of the income of the construction workers and suppliers will be spent within Greater Manchester Area, generating further employment (in terms of induced or income multipliers).
- it is anticipated that the proposed development, once completed and operational, could create approximately 9 direct jobs linked to management of the building and the ancillary commercial spaces.
- By creating additional households, the proposals are estimated £2.8 million per annum of additional local spending.

Social

3.41 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:

- Bring 154 more units to the neighbourhood, providing homes for circa 335 people, which will contribute to meeting City's housing delivery targets. The development will deliver approximately 6.1% of the average annual housing target and over 14% of the annual average housing delivery requirements identified for delivery within March 2021-2027.
- Provide 31 affordable homes, which will make a positive contribution to an identified affordable housing need.
- Contribute to the ongoing regeneration of the area by replacing existing low-density, low-quality vacant light industrial unit with a high-density, high-quality residential development with active uses on the ground floor, in accordance with the Council's strategic regeneration frameworks.

- Deliver a sustainable development which is well located within walking distance to shops, local services, jobs, transport links. Additionally, the provision of high-quality commercial uses with active frontages is critical to the development of a high-quality sustainable neighbourhood and place-making.
- Attract new residents to the area, which will broaden the skills base to local employers and benefit local businesses by bringing more footfall.

Environmental

3.42 As demonstrated within the accompanying technical reports, the proposed development will positively benefit the natural environment. In particular, the proposed development will:

- Deliver the regeneration of a prominent site which is earmarked for redevelopment, greatly improving the area's appearance and streetscape through the creation of a high-quality building and landscaping, including tree planting and public realm.
- Encourage use of public transport by creating car-free development within a highly sustainable location.
- Provide secure cycle storage and visitor cycle parking which will contribute to promoting a more active and healthier lifestyle whilst reducing the reliance on cars for short trips.
- Create development designed to be over 40% beyond current Building Regulations Part L 2021 and therefore far in excess of the and 15% lower the 2010 regulations which is the energy requirements set out in the Manchester City Council Core Strategy.

Benefits Summary

3.43 In summary, the proposed development represents a sustainable form of development on an underutilised site which will deliver a high quality, visually

attractive development. The scheme proposals will deliver substantial economic, social and environmental benefits which have been clearly set out above.

4. CONSULTATION

- 4.1 This section of the statement summarises the approach taken to stakeholder and community engagement on the development proposals.
- 4.2 As set out within the National Planning Policy Framework (NPPF), early engagement with key stakeholders has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality Pre-Application discussion enables better coordination between public and private resources and improved outcomes for the community.

PRE-APPLICATION

- 4.3 A Statement of Community Involvement has been prepared by Cavendish Consulting and is submitted in support of the application. It provides:
- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
 - A summary of the feedback received from these consultees.
 - Evidence that this feedback has been considered in the development of the proposals.
- 4.4 The pre-application community consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2023).
- 4.5 The general approach to, and content of, this application has been the subject of detailed and thorough Pre-Application discussions with Senior Officers of Manchester Council. This was an iterative process which benefitted from a number of meetings and the exchange of information via email.
- 4.6 As set out in the Design and Access Statement and Environmental Statement, the proposed development has undergone a process of design evolution, ensuring the comments raised by officers as part of the Pre-Application process have been fully considered, and where necessary, appropriately addressed as part of the application.

4.7 The design elevation process also included a careful consideration of the development principles for Park Place character area and early schemes drawn up by Studio KMA for the Applicant. The key changes to the early versions of the scheme include the following:

- Reduction in building footprint to create space for an external landscaping at ground floor level and crane to make the construction process less invasive on the surrounding area.
- Provision of additional external amenity space (Level 15 rooftop terrace).
- Inclusion of a second staircase for fire safety compliance.
- Creating internal layout that prevents future issues of overlooking of the adjacent site by ensuring that the only windows at Levels 02-10 facing the site are secondary bedrooms rather than living areas. In addition, ensuring that the layout has potential to be continued to the full height of the building with no internal layout amendment needed, only minor change to the south elevation treatment, should this be required.
- Setting building frontage line back to retain views of Grade II Listed former Synagogue along Cheetham Hill Road.
- Introducing elongated storey heights of the commercial units to provide high-quality spaces for community use.
- Introducing stepped massing to provide lower, sensitive backdrop to adjacent listed and noteworthy buildings, with taller element stepped up towards Cheetham Hill Road and towards the higher density Green Quarter.
- Massing articulated further to present slender gables to views along Cheetham Hill Road, to break down the mass along Park Place, and to provide a clear, sheltered entrance to Cheetham Hill Road, facing the City Centre.

- Applying rigorous elevations and providing movement through alternating angular panels. The terrace is articulated with punctured panels giving framed views across the city, and the scheme is topped with a crown of elegant elongated angular panels.

PUBLIC CONSULTATION

- 4.8 A public consultation exercise has also been undertaken as part of the Pre-Application engagement process. This included engagement with the key stakeholders and distribution of a consultation flyer in the locality, a freephone information line and a feedback email address were also made available throughout the course of the pre-application consultation, for interested parties to receive further information and to enable people to provide their feedback to the project team. Furthermore, a dedicated project website has been created to provide further information on the application proposals.
- 4.9 The project consultation website was online from Tuesday 19th September to Monday 2nd October 2023. On 19th September 2023, 504 households and businesses located close to the site were sent an A5 newsletter promoting the project which included a QR code linking directly to the project consultation website. Online feedback forms were available as part of the virtual exhibition for attendees to record their views. Hard copies of the consultation materials and feedback form were also made available upon request by those unable to access the internet.
- 4.10 The following stakeholders were contacted as part of the public consultation exercise:
- Member of Parliament for Blackley & Broughton Graham Stringer
 - Manchester City Council Leader Bev Craig
 - Manchester Cabinet Member for Housing Gavin White
 - Cheetham Hill Ward Councillors (ward in which the site is located)
 - Piccadilly Ward Councillors (adjacent ward)
 - Deansgate Ward Councillors (adjacent ward)
 - Cheetham Neighbourhood Manager Sue Bozkurt
- 4.11 A meeting with Manchester City Council's Cabinet Member for Housing and Development, Councillor Gavin White to discuss the development proposals was

held on 28th September 2023. The Councillor was positive about the development proposals. He enquired about the tenure of the properties and was reassured by the commitment regarding the provision of 20% affordable homes. Councillor White also enquired about the environmental credentials of the development and was similarly reassured that the development took a 'fabric first' approach to reducing its impact on the environment. As outlined above, the scheme has been designed to minimise direct energy consumption and CO₂ emissions, with reduction of 15% greater than Part L of the Building Regulations (2010) and 40% reduction in target carbon emissions over 2021 regulations.

- 4.12 In terms of engagement with other stakeholders listed above, advanced notification of the community consultation process was issued to relevant stakeholders via e-mail on 19th September 2023.
- 4.13 In response to an invitation to meet, Deansgate Ward Councillor Marcus Johns responded via e-mail thanking the project team for the information. Councillor Johns expressed the view that he felt that it was for the Cheetham Ward Councillors to engage as the site was in the Cheetham Ward and not his own. However, he did express his hope that the development would include 20% affordable housing consistent with Manchester City Council's policy.
- 4.14 In line with the Applicant's commitment to the ongoing stakeholder engagement, once the application has been submitted, the stakeholders will be contacted to make them aware of the submission being made and advising them how they can contact the project team if they require any further information.
- 4.15 The consultation flyer provided a succinct overview of the application proposals, a link to the dedicated project website, and information how to contact the team to make comments on the proposed development.
- 4.16 To ensure the wider community was aware of the consultation, a detailed press release was issued to several local media publications including The Business Desk, Place North West and The Manchester Evening News.
- 4.17 The comments received during the consultation process have been reviewed by the Applicant and design team and where appropriate changes have been

made to the proposal. A summary of the feedback received as part of the public consultation exercise including Applicant's response is summarised below.

- **Balconies:** Some respondents were concerned that balconies did not feature in the proposals. When viewing general arrangement drawings, balconies are clearly visible on the building's north façade. There are 13 apartments with balconies in total. All other apartments feature floor to ceiling glazing in primary living spaces and adhere to UK space standards. Residents will have access to outside space in the pocket courtyard and roof terrace located at 15th floor. Having regard to the design teams' extensive experience respect of residential developments in the city, roof terraces are far more valuable and used more intensively than balconies, particularly at height.
- **Affordable homes:** Respondents emphasised that a percentage of apartments should be registered as affordable homes. The scheme will provide 20% affordable homes (31 units in total) in line with the City-wide target. The tenure of the affordable housing and unit types will be market dependant and based on further discussions with Registered Providers (RPs). The Applicant and their delivery partner are currently in discussions with a RP to provide the on-site affordable units.
- **Cycle storage:** Some respondents to the consultation expressed concerns about the number of secure cycle spaces provided. The building will contain 154 secure cycle bays as well as 2 cycle stands adjacent the main residential entrance. This abides by the adopted policy requirements (stating one bay must be provided per apartment unit) but also the advice provided by the appointed highways consultants SK Transport (who recommended additional visitor cycle storage to feature externally).
- **Active frontages:** Many respondents wanted to see active frontages introduced to the area, with a variety of suggestions. As the scheme is yet to enter a detailed design stage, the commercial units across the ground floor have not been specified yet. However, active frontages will be provided across the ground floor, in line with the aspirations set out in the SRF.

- **Public realm:** Respondents requested details on what was classed as 'public realm' and 'outdoor amenity'. A set of landscaping drawing prepared by landscape architects Land Studio has been submitted with the application. In summary, the scheme features a ground floor semi-private courtyard space with raised planters, seating colonnade and improved streetscaping and lighting for pedestrians. In addition, a roof terrace on the 15th floor displays similar features as well as a wellbeing lawn, communal dining/work area and outdoor games table.
- **Appearance/aesthetics:** Some respondents questioned the decision to design a concrete façade over red brick cladding (the latter referred to as mimicking the traditional style of older buildings typical of the area). However, the intent of the SRF is to revitalise the area with a selection of iconic buildings that remain sensitive to the surrounding historic architecture. As outlined in the section 3 of this statement, the proposals intent to use a simple palette of high-quality, robust materials to create a timeless appearance. Further details of the rationale for the proposed design are set out in the accompanying Design and Access Statement.

4.18 In summary, a comprehensive process of pre-application consultation has been undertaken with the Council and other stakeholders. Further details can be found in the supporting Statement of Community Involvement.

5. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Given this obligation, this Section of the Planning Statement considers all material consideration relevant to the application and reviews the development plan for the site which currently consists of the Manchester Core Strategy 2012-2027, adopted in July 2012, saved policies of the Manchester Unitary Development Plan (UDP, 1995), and accompanying Proposals Maps (2012).

DEVELOPMENT PLAN

- 5.3 As outlined earlier, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. For development management decisions, the development plan for Manchester currently comprises the Manchester Core Strategy (2012), saved policies of the Manchester Unitary Development Plan (UDP, 1995) and accompanying Manchester Proposals Map (2012).
- 5.4 As defined by the Proposals Map, the site is not allocated or designated for a specific purpose in the adopted Local Plan, but it falls within the following:
- North Manchester;
 - Economic Improvement Area – Area 2: Cheetham and Crumpsall; and
 - The Regional Centre - Strangeways area

CORE STRATEGY 2012 - 2027

- 5.5 The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future

development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

5.6 The following Core Strategy policies are considered relevant to this application:

- Policy SP1 Spatial Principles
- Policy EC3 The Regional Centre
- Policy EC4 North Manchester
- Policy CC3 Housing
- Policy CC5 Transport
- Policy CC6 City Centre High Density Development
- Policy CC8 Change and Renewal
- Policy CC9 Design and Heritage
- Policy CC10 A Place for Everyone
- Policy H1 Overall Housing Provision
- Policy H2 Strategic Housing Location
- Policy H3 North Manchester
- Policy H8 Affordable Housing
- Policy T1 Sustainable Transport
- Policy T2 Accessible areas of opportunity and need
- Policy EN1 Design Principles and Strategic Character Areas
- Policy EN2 Tall Buildings
- Policy EN3 Heritage
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN5 Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Policy EN8 Adaption to Climate Change
- Policy EN14 Flood Risk
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN16 Air Quality
- Policy EN17 Water Quality
- Policy EN19 Waste
- Policy DM1 Development Management

MANCHESTER UNITARY DEVELOPMENT PLAN (1995)

5.7 The Manchester Unitary Development Plan (UDP) was adopted in 1995 and some policies remain extant notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The saved policies most relevant to this proposal are:

- Policy DC7 'New Housing Development' which sets out that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.
- Policy DC26 'Development and Noise' which seeks to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.
 - New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

THE NATIONAL PLANNING POLICY FRAMEWORK

5.8 The latest version of the National Planning Policy Framework (NPPF) was published in September 2023 and provides a framework within which locally prepared plans

for housing and other development can be produced. It is a material consideration in planning decisions.

- 5.9 The NPPF has a clear presumption in favour of sustainable development at its heart (para 11). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9).
- 5.10 Section 4 of the NPPF relates to 'Decision Making'. Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 5.11 Section 5 of the NPPF focuses on delivering a sufficient supply of housing. Within this section it is set out how Local Planning Authorities should plan to implement planning policies and how these should be produced in order to meet needs in relation to type, size and tenure of housing (Paragraph 62). In summary, it is the government's objective to significantly boost the supply of homes through utilisation of a sufficient variety of land types which can come forward to meet the needs of various groups with specific needs as outlined in Paragraph 60.
- 5.12 Section 8 of the promotes healthy and safe communities. As part of this paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction through design features including the creation of active frontages; are safe and accessible, so that crime, disorder and fear of crime don't undermine quality of life or community cohesion; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, such as through the provision of accessible green space, shops and layouts that encourage walking and cycling. Section 9 of the NPPF relates to the promotion of sustainable transport. Paragraph 105 highlights that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This will support reductions in emissions and reduce

congestion. The sites will make best use of existing sustainable transport modes and make use of the easy reach of many services and facilities.

- 5.13 Paragraph 111 states that, 'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 5.14 Development should prioritise pedestrian and cycle movements; facilitate access to high quality public transport; address the needs of those with disabilities and reduced mobility; create places that are safe, secure and attractive with minimal scope for conflicts between various road users; allow for efficient delivery of goods and emergency access; and be designed to enable charging of plug-in and other ultralow emission vehicles (Paragraph 112). Development generating significant movement should provide a travel plan (Paragraph 113).
- 5.15 Section 11 of the NPPF relates to 'Making Effective Use of Land'. Planning decisions should promote the effective use of land by making as much use as possible of previously developed land (Paragraph 119). Furthermore, planning policies and decisions should promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (Paragraph 120 d).
- 5.16 Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account: the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.
- 5.17 Section 12 of the NPPF focuses on achieving well designed places. Paragraph 126 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better

places in which to live and work and helps make development acceptable to communities.

5.18 Paragraph 130 sets out that planning decisions should ensure that development:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.19 Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests (Para 132).

5.20 Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. New development should avoid increasing vulnerability to the range of impacts arising from climate change. It should also be planned in

ways which can help reduce greenhouse gas emissions, such as through location, orientation and design as discussed in paragraph 154.

- 5.21 Section 15 looks at conserving and enhancing the natural environment. Planning decisions should contribute to and enhance the natural and local environment by avoiding unacceptable levels of soil, air, water or noise pollution. Additionally, proposals should seek to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and provide net gains for biodiversity (Paragraph 174).

NATIONAL PLANNING PRACTICE GUIDANCE

- 5.22 The NPPS is material consideration in the determination of planning applications. It states that good design is integral to sustainable development, and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and inclusion and cohesive and vibrant neighbourhoods.
- 5.23 The NPPG 'Making Efficient Use of Land' published on 29 November 2016 and updated on 24 June 2021, states that "all developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

OTHER MATERIAL CONSIDERATIONS

- 5.24 In addition to NPPF and NPPG, there are a series of other planning policy guidance documents that are relevant to the determination of this application, including:
- Great Ducie Street Strategic Regeneration Framework (2018);
 - North Manchester Strategic Regeneration Framework (2012);

- Emerging Places For Everyone JDP;
- Stronger Together: Greater Manchester Strategy 2013;
- Manchester Housing Strategy 2022-32;
- Guide to Development in Manchester Supplementary Planning Document (April 2007) and Technical Guidance (2015);
- Manchester Residential Quality Guidance (MRQG) (December 2017);
- Manchester Climate Change Framework 2020-2025 and Manchester Zero Carbon Framework (2020); and
- Manchester Green and Blue Infrastructure Strategy (2015)

5.25 A summary of the Strategic Regeneration Frameworks and the emerging Places for Everyone JDP is provided below. A summary and appraisal of each of the other documents listed above is provided at **Appendix I** of this Statement.

GREAT DUCIE STREET STRATEGIC REGENERATION FRAMEWORK 2018

5.26 The Great Ducie Street Strategic Regeneration Framework (GDS - SRF) was endorsed by Manchester City Council in 2018 to guide the regeneration and revitalisation of the Great Ducie Street area. The GDS - SRF sets out a key vision for the area as well as the following key objectives:

- **An Enhanced Economic Role for the Area:** Higher density mixed use development set within a high-quality environment is envisaged for the area. This form of development should significantly increase the quantum and quality of employment floorspace and jobs within this area via replacement of the existing low-density, low-quality employment uses.
- **Providing High Quality, Sustainable New Homes, Contributing to a Balanced Housing Supply:** A key objective is to diversify the land use within the GDS - SRF area as a means of driving regeneration and delivering high quality sustainable new housing. New residential development must demonstrate that the scheme will deliver a finished project of the highest quality.
- **Building Inclusive Communities:** Delivering residential amenity facilities will be encouraged within residential developments.
- **Sustainability and Resilience:** All development must include measures to reduce carbon emissions and include sustainable features.

- **Density and Place-Making:** Increasing the density of development is crucial to provide sustainable growth, long term economic competitiveness, vibrancy and the opportunity to incorporate multiple land uses. The appropriate density of urban development should therefore balance economic viability, urban density and policy objectives.
- **Street Hierarchy:** Priority should be given to pedestrians over vehicles. This can be achieved through ensuring that vehicles only circulate where needed and that pedestrian can permeate to as many parts as possible.
- **Residential Amenity:** The combination of employment and residential uses will need to be carefully designed and managed. New development should create an environment where the amenity of residents and the environment within the Site with regard to privacy, microclimate, noise, refuse management, safety and vehicular movement.

5.27 As outlined above, the site falls within Park Place character area where the SFR promotes both residential and commercial uses. It introduces new residential uses and higher density development as a way of facilitating improvements in commercial floorspace.

5.28 As available land within the traditional City Centre is filled, a significant amount of recent growth and neighbourhood regeneration has been taking place within adjoining areas such as Cheetham Hill. The SRF envisages the regeneration of the area and given the area's existing context, it recognises an opportunity to significantly increase the density of development in this area, to something that is commensurate to the scale of development within the City Centre.

5.29 The SRF masterplans identify the site as being suitable for residential development with active uses on the ground floor. The site is identified as Plot 60, suitable to deliver a 20-29 storey high building. The proposed building heights are illustrated on the below SRF's plan extract (Figure 5.1).

Figure 5.1 SRF Proposed Site Plan – Building Heights



NORTH MANCHESTER STRATEGIC REGENERATION FRAMEWORK (2004, 2012)

- 5.30 The North Manchester Strategic Regeneration Framework (NM - SRF) seeks to guide the future regeneration and development of North Manchester. It provides an updated analysis of the physical (Place) and socioeconomic (People) characteristics of the area and sets out the strategic context and policy framework that will underpin future activity in the six Wards of Charlestown, Cheetham, Crumpsall, Harpurhey, Higher Blackley, Moston and the South Collyhurst neighbourhood area of Miles Platting & Newton Heath.
- 5.31 The original framework was produced in 2003 (published in 2004) when North Manchester was a different place than it is today. The decline of traditional industries and jobs, and the departure of major employers, had left a legacy of residents being out of work with knock on impacts on aspiration, educational attainment and health. The associated impact on the housing market was also clear to see with declining demand and large numbers of empty properties. People were leaving the area to find work elsewhere in the region. However, in

the recent years, North Manchester has benefited from significant investment which led to its transformation. Whilst the regeneration of the area is still ongoing North Manchester is now in a much stronger position.

- 5.32 The 2012 update to the 2004 plan suggests that in the city centre fringe area, development should contribute to the growth of Manchester city centre. It encourages a mix of uses, including commercial, employment, leisure and residential, is encouraged, together with complementary services such as retail and healthcare.
- 5.33 It notes that whilst the regeneration of the city centre did not spread northwards initially, more recent development has helped the city to grow beyond its traditional boundary. The document acknowledges the contribution that the Green Quarter residential development has made to link the city centre with North Manchester.
- 5.34 A fundamental objective of the previous SRF was to improve North Manchester as a place to live. The creation of sustainable neighbourhoods was a key challenge, complemented by an ambition to attract a high level of new house building. In these respects, the past decade has been successful, and has established a firm foundation for further progress. Therefore, a key challenge for the future is to preserve the progress made to date and bring more regeneration to all parts of North Manchester.

PLACES FOR EVERYONE

- 5.35 The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014. After the withdrawal of Stockport Council from the GMSF the nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to continue to produce a joint plan.
- 5.36 Places for Everyone (PfE) is therefore a joint development plan of nine Greater Manchester districts, that builds upon the work already undertaken as part of the GMSF and sets out the approach to housing and employment land across Greater Manchester for the next 20 years. The plan will:
- Set out how the nine boroughs should develop up until 2037.

- Identify the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.
- Support the delivery of key infrastructure, such as transport and utilities.
- Protect the important environmental assets across the city region.
- Allocate sites for employment and housing outside of the existing urban area.
- Define a new Green Belt boundary for Greater Manchester

5.37 The document was subject to a final stage of consultation which commenced on 9th August 2021 and ran for 8 weeks, ending on 3rd October 2021. The consultation was on whether the plan meets the 'test of soundness'.

5.38 Following the consultation process, the plans was subject to an independent examination conducted by the Planning Inspectorate. The Examination in public hearing sessions took place between November 2022 and July 2023 and heard from individuals and organisations who have engaged with previous consultations on the plans.

5.39 On 11 August 2023, Inspectors appointed by the Secretary of State (Levelling Up, Housing and Communities) confirmed that the Places for Everyone plan is ready to move to the next stage of the process. They have recommended that the nine authorities consult on a set of modifications to clarify the wording of the policies however, the vision, objectives and Spatial Strategy for the Places for Everyone Joint Development Plan of nine Greater Manchester districts remain unchanged. Further details about the consultation including dates are yet to be announced.

5.40 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stages of preparation; the extent of unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to this Framework. Whilst the Places for Everyone Joint Development Plan is yet to be adopted, given its advanced stage of preparation, it is considered to carry some weight in the determination of planning applications.

5.41 The key policies relevant to the development proposals include:

- Policy JP-Strat 2 – City Centre
- Policy JP-S1 – Sustainable Development
- Policy JP-S2 – Carbon Emissions
- Policy JP-S 4 – Resilience
- Policy JP-5 5 – Flood Risk and The Water Environment
- Policy JP-S 6 – Clean Air
- Policy JP-S7 – Resource Efficiency
- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H4 – Density of New Housing
- Policy JP-H3 – Type, Size and Design of New Housing
- Policy JP-P1 – Sustainable Places
- Policy JP-C 1 – World Class Connectivity

5.42 Within the PfE, there is an overwhelming support for additional housing within Greater Manchester and high-density residential development is highly encouraged in the most sustainable locations to help meet housing need.

6. PLANNING ASSESSMENT

6.1 Having set out the policy background, this Section of the Planning Statement considers the principal issues that are considered relevant in the context of the application:

- Principle of Development
- Landscaping
- Heritage
- Highways
- Environmental
 - Flood Risk and Drainage
 - Ground Conditions
 - Biodiversity
 - Archaeology
- Residential Amenity
 - Noise
 - Air Quality
 - Daylight/Sunlight
 - TV, Radio and Broadband
- Climate Change and Sustainability

PRINCIPLE OF DEVELOPMENT

6.2 The principle of residential development is clearly established within the Great Ducie Street SRF that identifies the site for residential development with active uses on the ground floor. In addition, the adopted Core Strategy also identifies North Manchester as a predominantly residential area that will accommodate 20% of City's new residential development.

6.3 The proposed development replaces existing low-density, low-quality employment use with a high-density, high-quality residential development with active frontages, which aligns with the key objectives of SFR outlined in earlier section of this Statement. This position is also supported by the Core Strategy that confirms that high-density housing will be permitted within the parts of North Manchester that fall within the Regional Centre such as Strangeways area where the site is located.

- 6.4 This positive policy position together with the objectives of the strategic frameworks have driven a substantial number of new developments and regeneration within this part of North Manchester/ City Centre Fringe area. The application seeks to build on this to help drive forward further regeneration of the area and to preserve the progress made to date.
- 6.5 The proposals comprise 154 apartments and 180.5m² of commercial floorspace. Carefully designed, the proposal works with surrounding land uses and will provide new high-quality development within one of the City's key regeneration areas. The proposed new building will be part 15 and 25 storey high, which is in line with the aspirations of the strategic framework for the area that identifies the site as being suitable to deliver a 20-29 storey high building.
- 6.6 The proposed development provides an opportunity to redevelop under-utilised land and by doing so, meet identified needs for housing where land supply could be used more effectively, in line with NPPF paragraph 120 (d).
- 6.7 Located in a highly sustainable location, the proposed developments will provide high-quality residential accommodation which will contribute to the 11,840 new units that are expected to be provided across North Manchester within the current plan period.
- 6.8 The proposed scheme will integrate with the surrounding proposed and existing developments to add to the emerging vibrant community in this area which will be distinct in both design and character.
- 6.9 In light of the above, the principle of the proposed development closely aligns with and helps to support the vision for Manchester. The proposed development thereby accords with the NPPF, the NM- SRF, GDS - SRF, and Core Strategy Policies EC4, CC3 and CC6.
- 6.10 Alongside the regeneration benefits, it is important to recognise that the proposed residential development will respond to specific development needs that are set out in the Development Plan and other material considerations listed above.
- 6.11 The proposed development of the site will deliver high-quality, high-density housing on brownfield land within the SRFs area in accordance with Core Strategy

Policy H1. The Proposed Development will therefore respond directly to the needs identified by MCC.

- 6.12 The proposed development also includes commercial spaces with active frontages provided along Park Place and Cheetham Hill Road and this is also considered to be in accordance with the Core Strategy, namely policies EC3 and CC1. As set out above, the site is located within a sustainable location and close to public transport services and the additional floorspace will provide a new offer in this part of the City Centre Fringe.

AFFORDABLE HOUSING

- 6.13 The Affordable Housing Statement submitted in support of the planning application. In summary, 31 of 154 proposed residential units will be affordable, which aligns with the City-wide target of 20%.
- 6.14 The tenure of the affordable housing and unit types will be market dependant and based on further discussions with Registered Providers (RPs). The Applicant and their delivery partner are currently in discussions with a RP to provide the on-site affordable units. Therefore, a revised Affordable Housing Statement will be provided prior to application being determined.

LANDSCAPING

- 6.15 Despite the limited availability of space within the site boundaries, the proposed landscaping scheme creates high-quality, multifunctional spaces. As outlined in Section 3 above, these consist of a semi-private, green landscaped courtyard, located within south-western section of the site; a resident roof garden on the 15th floor as well as street trees.
- 6.16 The proposed mix of private amenity, semi-private courtyard, and enhanced public realm are tied together with a strong landscaping design to create a sense of place and enhance the biodiversity of a previously developed brownfield site. In addition, the landscaping, public use bike storage and street trees create an inviting public realm that enhances the streetscape and the commercial units' value.

- 6.17 Therefore, it is considered that the landscaping proposals are in accordance with Policies CC9 and CC10 of the Core Strategy.

HERITAGE

- 6.18 The site is not protected by any built heritage designations, it does not contain any statutorily Listed Buildings, nor does it lie within a Conservation Area. At the time of writing, MCC do not have a local list of heritage assets and subsequently there are no formally identified non-designated heritage assets within the site.
- 6.19 The site is, however, situated within the setting of a number of Listed Buildings, the closest being approximately 20m to the south of the site boundary (Former Synagogue). The closest Conservation Area is the Cathedral Conservation Area, which lies approximately 290m to the south. In addition, 36 designated heritage assets have been identified within 500m of the site boundary. A full assessment of the impact of the building is therefore contained within the supporting Environmental Statement and Heritage Statement prepared by Stephen Levrant Heritage Architecture.
- 6.20 Having regard to the assessment provided in the supporting documents, it is considered that the proposed development will not materially (or significantly) affect an appreciation of the significance of the majority of the heritage assets identified above. This may be due to separating distance or interposing built form, which means the proposed development does not form a noticeable or clearly visible element of the asset's setting, or it may be the nature of the asset itself means that the contribution its setting makes to an appreciation of its significance is limited. A Zone of Theoretical Visibility ('ZTV') prepared by rbmp helped to identify those assets where it is unlikely the proposed development will result in a significant effect.
- 6.21 The proposal therefore fully aligns with the relevant national heritage legislation and Core Strategy policies CC9 and EN3 with regards to impact upon the significance of the heritage asset.

HIGHWAYS

- 6.22 A Transport Assessment and Travel Plan have been prepared by SK in support of the application. The assessment provides baseline conditions and highway safety in the vicinity and assesses of the proposed development as well as sets out any anticipated impacts.
- 6.23 Located within Manchester City Centre Fringe, there are numerous amenities and services within a 10-minute walk from the site. As set out in Section 3 of this Statement, the site benefits from excellent pedestrian, cycle and public transport links and is within close proximity of a range of facilities and services within the city centre.
- 6.24 The supporting Interim Travel Plan sets out measures to increase trips by active / sustainable modes of travel and to reduce the number of single occupancy private car trips. In order to ensure its effectiveness, the Travel Plan sets a monitoring plan which details how and when the plan will be reviewed.
- 6.25 As outlined above, the proposed development will be car-free which will help to meet the objectives of the Travel Plan. In addition, the proposals will include both secure cycle storage and visitor cycle parking which will also contribute to promoting a more active and healthier lifestyle whilst reducing the reliance on cars for short trips.
- 6.26 Given the above, the proposals clearly accord with NPPF and Core Strategy Policies CC5, T1 and T2.

ENVIRONMENTAL

FLOOD RISK AND DRAINAGE

- 6.27 A Flood Risk Assessment prepared by Roscoe Engineering has been submitted in support of the applications. The report identifies that the sites are both located within Flood Zone 1 and therefore at low risk of flooding. In addition, it is identified that the sites are at very low risk of surface water flooding.
- 6.28 A Drainage Strategy is also submitted in support of the application. The strategy confirms that the proposed development will be drained via the site's existing foul

and surface water drain via these manholes prior to discharging to public United Utilities sewers. The site is not suited to the use of infiltration/ soakaway techniques and is not in close enough proximity to an existing watercourse.

- 6.29 Based on the existing flow rate of 14.60l/s, it is proposed that the total maximum discharge rate from the site is to be 10.2/s. This provides the required 30% betterment on existing flows.
- 6.30 Given the above, and the more detailed assessment in the supporting statements it is clear the proposal is in accordance with the requirements of Policy EN14 of the Core Strategy.

GROUND CONDITIONS

- 6.31 A Preliminary Geoenvironmental Appraisal and Preliminary Mining Risk Assessment by Calabrian have been prepared in support of the planning application.
- 6.32 The appraisal identifies that the site was previously occupied by a synagogue and clothing factory/warehouse all of which are considered to have very limited potential to have caused ground contamination. However, there is likely to be made ground associated with demolition and redevelopment of the site during two previous building phases (synagogue and clothing factory).
- 6.33 The assessment confirms that this site is located within a Coal Mining Reporting Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority) however, the mining risk at the site is considered to be negligible.
- 6.34 The Information from historical OS plans and Landmark indicates that there are no known former landfill sites at or within 250m of the site. As such it is unlikely that the site will be affected by landfill gas. Notwithstanding that, the site might be underlain by a significant thickness of made and a hazardous gas risk assessment via monitored boreholes is likely to be required. BRE Report BR211 (2015 Edition) indicates that radon protection measures are not required for the proposed new dwellings at the site.

- 6.35 In term of the ground conditions, the appraisal confirms that at present, no detailed geotechnical ground investigation data is available for the site and consequently it is only possible to estimate the ground conditions. Therefore, before firm foundation recommendations can be given, it will be necessary to undertake an appropriate ground investigation.
- 6.36 The published geological data and information from an adjacent site suggests that the site will be directly underlain by made ground with very stiff gravelly clay and locally sand extending to approximately 19m where sandstone will likely be encountered. Therefore, it is likely that piles penetrating through the made ground and the superficial deposits into competent sandstone at depths of around 19.0m will be required for the proposed redevelopment.
- 6.37 In summary, the appraisal concludes that whilst the site is considered suitable for its current and proposed use, the proposed change in use will require intrusive investigation to be undertaken.

BIODIVERSITY

- 6.38 An Ecological Survey and Assessment, including a daylight licensed bat survey has been carried out by ERAP and is submitted in support of the applications.
- 6.39 The assessment confirms that no trees, irreplaceable habitat, Priority Habitat, semi-natural habitat or rare plant species were detected. No invasive plant species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) are present within the site boundaries.
- 6.40 In terms of the results of the bat survey, no evidence of the current or previous use of the building by roosting bats was detected. The building is well-sealed and no potential roost features were detected. The building is assessed to be of 'negligible' suitability for use by roosting bats. Habitats within the site and bordering the site area considered to be of very limited value to foraging and commuting bats.
- 6.41 No evidence of use of the well-sealed building by nesting birds was found within the site. The habitats at the site, namely the Butterfly-bush scrub have limited suitability for use by nesting birds.

6.42 The report confirms that appropriate survey effort and assessment has been carried out to discount the presence of other relevant protected species. No further surveys for protected species are required to inform the planning application.

6.43 In summary, the assessment concludes that the proposals will have no direct or indirect adverse effect on statutory or non-statutory designated sites for nature conservation.

ARCHAEOLOGY

6.44 An Archaeological Desk Based Assessment prepared by Orion Heritage is submitted in support of the application.

6.45 The assessment concludes that based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the application site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It also advises that the that any previously unrecorded archaeological remains would be of up to low/local significance.

6.46 The assessment also advises that the groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the site. However, However, consultation undertaken with the Greater Manchester Archaeological Advisory Service (GMAAS) has confirmed that no further archaeological work will be required.

6.47 Having regard to the above, it is considered that the proposals are in accordance with the NPPF paragraph 130 and Core Strategy Policy EN3.

RESIDENTIAL AMENITY

NOISE AND VIBRATION

- 6.48 Noise and Vibration is considered in detail within the supporting Environmental Statement and Noise Assessment. A Thermal Comfort TM59 Overheating Assessment has been carried out by Futureserv, which should be read in conjunction with this report for the mitigation measures considered for Part O Overheating Compliance.
- 6.49 A noise survey was carried out by Miller Goodall at the site to assess the existing baseline noise climate. The noise survey has considered the potential noise and vibration effects of the proposed development on nearby sensitive receptors. The potential effects of noise and vibration from the proposed scheme on nearby relevant receptors relate to plant, equipment, and road traffic associated with construction activities; and from plant and road traffic associated with the operation of the proposed scheme.
- 6.50 Mechanical building services plant is proposed for providing background ventilation throughout the development. In addition to background ventilation the Mechanical Ventilation Heat Recovery System (MVHR) shall have the ability to run an overheating boost mode.
- 6.51 Graeme Souter (MCC Environmental Protection Officer) was consulted in respect of the methodology used in this assessment. It was agreed that attended noise monitoring 01:00 and 06:00 – 09:00 at one location representative of the noise levels at the site. This was to ensure that worst-case day- and night-time noise levels were recorded for undertaking noise break-in calculations, as well as lowest background noise levels for the setting of plant noise limits.
- 6.52 The assessment concludes that to achieve appropriate internal noise levels, it will be necessary to provide acoustic façade mitigation in the form of acoustically uprated glazing. The requirements for glazing types and locations are laid out in the supporting report.
- 6.53 Therefore, subject to compliance with the recommendations of the assessment, the proposals the proposals are suitable from a noise and vibration perspective.

AIR QUALITY

- 6.54 Air Quality Assessment has been prepared by Miller Goodall in support of the planning application.
- 6.55 The site is located in Manchester city centre, within an Air Quality Management Area (AQMA).
- 6.56 There are no car parking spaces associated with the proposed development. Therefore, the impact of road traffic associated with the operational phase of the proposed development is likely to have an insignificant impact on local air quality.
- 6.57 The proposed development will be electrically heated. Therefore, the heating of the proposed development will have an insignificant impact on local air quality.
- 6.58 The proposed building will have an emergency generator for life safety systems if the main power is interrupted. The assessment confirms that, the testing and maintenance of the emergency generator will not result in exceedances of the short-term nitrogen dioxide (NO₂) objective because it will run for less than 18 hours annually.
- 6.59 To ensure that residual dust impacts during the demolition and construction phase are not significant, dust mitigation measures will be implemented.
- 6.60 In conclusion, the assessment did not indicate any significant residual air quality effects as a result of the proposed development during any of its phases, and it is therefore clear from the above that the proposed development accords with NPPF and Core Strategy Policy EN16.

DAYLIGHT/SUNLIGHT

- 6.61 A Daylight/Sunlight Assessment prepared by GIA is included within the Environmental Statement.
- 6.62 The Daylight/Sunlight Assessment has been undertaken to establish the likely significant effects of the proposed development upon the amount of daylight and sunlight received by properties adjacent to the site. The assessment has been

undertaken in accordance with the methodologies set out in Building Research Establishment (BRE) (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, Third Edition.

6.63 For clarity, owing to the evolving and changing nature of demolition and construction activities, the assessment of potential effects during demolition and construction of the proposed development on daylight and sunlight to surrounding sensitive receptors has not been modelled and analysed.

6.64 The assessment considered impact on the following buildings (sensitive receptors).

Table 6.1 Sensitive Receptor Names & Uses

Property Name	Property Use
Jefferson Place	Residential
Park Inn	Hotel
Hallmark Tower	Residential
Cypress Place	Residential
Barton Place	Residential
One Lord Street	Future Residential
4 Park Place	Residential

6.65 For clarity, whilst One Lord Street development has not been constructed, it been included as a sensitive receptor for completeness (due to its future location).

6.66 In line with the findings of the assessment, the effect of the proposed development once complete, upon the daylight amenity and sunlight of the above-listed properties is considered not be significant. Therefore, no mitigation measures are recommended.

6.67 In terms of cumulative effects, the assessment considers that none of the remaining neighbouring consented/cumulative schemes are considered relevant for a combined effects assessment.

TELEVISION, RADIO AND BROADBAND

6.68 A Television and Radio Impact Assessment prepared by GTech and a Broadband Connectivity Assessment (provided within Utilities Statement) undertaken by Futureserve have been submitted in support of the application.

Television and Radio Reception Impact Assessment

- 6.69 In line with MCC guidance, a signal survey and reception impact assessment have been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed development.
- 6.70 The proposed development is not expected to cause any interference to the reception of digital terrestrial television (DTT) services. DTT is commercially known as 'Freeview'.
- 6.71 In terms of the impact on the Digital Satellite Television, the proposed development may cause interference to the reception of digital satellite television services (such as Freesat and Sky) in areas to the immediate north-west of the site, within 186m to the north-west from the base of the proposed building. Additionally, in similar areas, the use of tower cranes could also obscure satellite dish views of the southern skies (where the satellites are located), resulting in minor and sporadic interference occurring during crane lifting operations.
- 6.72 However, due to existing land use in this area, it is expected that very few satellite dishes are in use, if any at all. If any interference does occur, the repositioning of affected satellite dishes to new or different locations without obscured line-of-sight views to the serving satellites should restore optimal reception. If satellite dish relocation is not possible, the use of TV over cable / fibre equipment or DTT receiving equipment could offer any affected satellite television viewer an alternative source of digital television broadcasts and is a standard accepted mitigation solution for similar situations.
- 6.73 The assessment concluded that the proposed development is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode VHF(FM) radio signals.

Broadband Connectivity Assessment

- 6.74 With regard to broadband connectivity, the Utilities Report, prepared by Futureserv includes this information and finds that the area benefits from the

existing broadband infrastructure with a variety of providers present in the surrounding area. These include BT, Virgin Media, euNetworks and Vodafone.

ENERGY AND SUSTAINABILITY

- 6.75 An Energy Statement and Environmental Standards Statement (ESS) have been prepared by Futureserve in support of the planning application.
- 6.76 The Proposals incorporate passive design measures to reduce the ongoing requirement to consume energy to heat, ventilate and light the building. This will be achieved through improved energy efficient fabric design in excess of the thermal properties set out within the Building Regulations.
- 6.77 Energy efficient building services will be designed to further reduce the carbon footprint of the site, beyond the passive measures, using:
- Increased Hot Water Generating Efficiencies.
 - Reduced Standing Losses from Pipes and Cylinders.
 - Energy Efficient LED Lighting.
 - Improved Lighting Controls.
 - Low Energy Motors in Pumps and Fans.
 - Efficient Heat Recovery in relevant systems and.
 - Enhanced heating controls – Wi-Fi enabled.
 - Combined natural and mechanical ventilation systems.
- 6.78 In terms of building's carbon emissions levels, the proposed development shows potential for a total reduction in emissions from baseline set by current Building Regulations Part L1a 2021 by 40% on the residential areas. This is in excess of the 15% improvement on Part L1a 2010 required by Core Strategy Policy EN6.
- 6.79 Having regard to the above, it is considered that therefore complies with Policies EN4 and EN6 of the Core Strategy.

7. TALL BUILDING STATEMENT

- 7.1 The application is for part 15 and part 25 storey building, which in context of its surroundings could be identified as a tall building and therefore we have considered the development against policies and guidance specifically aimed at tall buildings. The most important of these is adopted Core Strategy Policy EN2 and also the most recent Historic England Advice Note 'Tall buildings – Advice Note 4' (March 2022).
- 7.2 The following sections consider the proposals against the structure of assessment set out in the Historic England document.

RELEVANT POLICY

CORE STRATEGY 2012 - 2027

- 7.3 Policy EN2 of the Core Strategy sets out that:

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they:

- *Are of excellent design quality;*
- *Are appropriately located;*
- *Contribute positively to sustainability;*
- *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and*
- *Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable."

**HISTORIC ENGLAND ADVICE NOTE 'TALL BUILDINGS – ADVICE NOTE 4'
(MARCH 2022)**

- 7.4 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in March 2022. This edition updates Historic England's advice in light of changes to national planning policy and guidance, and recent experience of planning for tall buildings in the historic environment. It also reflects research from 'Assessing the Impact of Tall Buildings on the Historic Environment' report (Node, 2021). This Historic England Advice note supersedes 'Historic England Advice Note 4: Tall Buildings, first edition (2015)'.
- 7.5 The document seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. It recognises the contribution that tall buildings can make to the skylines, image, character and identity of places.

The Guide to Development in Manchester SPD

7.6 The SPD sets out that building height should be carefully considered. It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimate.

7.7 It continues, identifying that:

“Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide.”

APPLICATION REQUIREMENTS

7.8 The Tall Buildings Guidance sets out a check list of information which is likely to be required to support a tall building application in order that its impact can be properly considered. This includes:

- A Design and Access Statement
- A Heritage Statement
- Assessment of context (local and town- or city-wide)
- Assessment of cumulative impacts
- Environmental Impact Assessment (if required)
- Satisfaction of the following design criteria:
 - Architectural quality
 - Sustainable design and construction
 - Credibility of the design
 - Contribution to public space and facilities
 - Consideration of the impact on the local environment (and particularly at ground level)
 - Provision of a well-designed inclusive environment

7.9 The Guidance continues, identifying that a high-quality scheme will have a positive relationship with:

- Topography
- Character of Place
- Heritage assets and their settings
- Height and scale of development (immediate, intermediate and town-or city wide)
- Urban Grain and streetscape
- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact on the skyline

7.10 In terms of detailed design criteria, the Guidance advises that delivering architectural quality involves a consideration, amongst other things, of the building's:

- Scale
- Form and massing
- Proportion and silhouette
- Facing materials
- Detailed surface design
- Relationship to other structures
- Impact on streetscape and near views
- Impact on cityscape and distant views
- Impact on the skyline

7.11 Given the likely impact of a tall building on the wider area, the guidance identifies the importance of assessing social and environmental effects. Consideration needs to be given to a tall building's contribution to public space and facilities, both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.

- 7.12 Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.
- 7.13 The submitted application documents address the above requirements, notably the Design and Access Statement and Environmental Impact Assessment. Together, these documents demonstrate how the proposals satisfy the assessment criteria for tall buildings, as required by the Guidance; a summary response is provided in the next sub-section.

RESPONSE TO ASSESSMENT CRITERIA

- 7.14 The sub-section summaries the assessment of the development against the key considerations for evaluation the acceptability of tall buildings as set out in the Historic England Guidance.

ASSESSMENT OF CONTEXT

- 7.15 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 7.16 The project team in developing the scheme, have taken account of the physical attributes of the site and its surroundings (including topography); neighbouring uses and character; heritage assets; scale and form; urban grain; accessibility, and other statutory designations of relevance.

7.17 The Design and Access Statement describes how the scale, mass and form of the proposed development has been designed to present a respectful response to its context including the adjacent listed and noteworthy buildings. As outlined above, stepped massing has been introduced to provide lower, sensitive backdrop to adjacent listed and noteworthy buildings, with taller element stepped up towards Cheetham Hill Road and towards the higher density Green Quarter. The proposed massing has been articulated further to present slender gables to views along Cheetham Hill Road, to break down the mass along Park Place, and to provide a clear, sheltered entrance to Cheetham Hill Road, facing the City Centre.

7.18 Furthermore, the building frontage line has been set back to retain views of Grade II Listed former Synagogue along Cheetham Hill Road. As such it is considered that the proposal has taken appropriate consideration of the existing context.

HERITAGE ASSESSMENT

7.19 The guidance requires consideration of the effect of the proposals in relation to:

The effect on the historic context, including the need to ensure that the proposal will preserve and/or enhance historic buildings, sites, landscapes and skylines. Tall building proposals must address their effect on the setting of, and views to and from historic buildings, sites and landscapes over a wide area including:

- World Heritage Sites
- scheduled Ancient Monuments
- Listed buildings
- Registered Parks and Gardens, and Registered Battlefields
- Archaeological remains
- Conservation Areas

7.20 To appreciate the effect, the proposals will have on the surrounding historic context, an assessment has been included within the submitted Environmental Statement and a separate Heritage Statement has also been submitted.

- 7.21 As outlined above, the site is not protected by any built heritage designations, it does not contain any statutorily Listed Buildings, does not lie within a Conservation Area. At the time of writing there are no formally identified non-designated heritage assets within the site.
- 7.22 The site is, however, situated within the setting of a number of Listed Buildings, the closest being approximately 20m to the south of the site boundary (Former Synagogue). The closest Conservation Area is the Cathedral Conservation Area, which lies approximately 290m to the south. There are 36 designated heritage assets within 500m of the site boundary.
- 7.23 As set out in Section 6 of this Statement, heritage and conservation matters are fully considered in the supporting Environmental Statement and Heritage Statement. Overall, the assessment has identified that in most cases, the proposed development would not impact on the ability to appreciate the architectural and historical significance of identified heritage assets.
- 7.24 Furthermore, the assessment acknowledges the considerable uplift in scale on the site which, in some instances, obscures local views of them and generally appears incongruent in terms of its scale and grain. The local enhancement to the streetscape and pedestrian environment delivered through the proposed development is recognised and identified as being something which has the potential to improve this aspect of the heritage assets' setting.
- 7.25 Therefore, it is considered that the proposed development positively addresses the core planning principles set out in Paragraph 8 of the NPPF and meets with the requirements of Core Strategy Policies CC9 and EN3.

TOWNSCAPE ASSESSMENT

- 7.26 A full Townscape and Visual Impact Assessment (TVIA) is included within the Environmental Statement. The TVIA assesses the likely townscape and visual impacts of the proposals upon the application site and surrounding area. Given the nature of the area surrounding the site, the assessment takes into account the potential cumulative impacts of the emerging developments.

- 7.27 As set out within the Environmental Statement, a series of views were agreed with the Local Planning Authority and a summary of the findings of the TVIA for the operational phase of the development is set out below.

Users Deansgate looking North Towards the Site (Viewpoints VP01, VP02, VP03)

- 7.28 The AVRs show that upon completion, the proposed development will appear as an addition to the open longer- distance aspect looking south along Deansgate. The proposals will be largely hidden by the established trees along Deansgate. The open aspect will be further diminished by the 1 Lord Street development, once complete, reducing the impact of The Proposed Development, and helping to frame a narrower view north.
- 7.29 The assessments concludes that these receptors will receive a low level of effect on their visual amenity as a result of the proposed development.

User at the corner of Victoria Street & Cathedral Approach (Viewpoints VP04A and VP04B)

- 7.30 The AVRs show that the proposed building will become a taller addition to the skyline beyond the AO Arena building. The skyline will be altered, however the massing associated with Former Boddingtons Brewery site, Dutton Street and 1 Lord Street will also be clearly visible, which means that the proposed development will become an addition to that.
- 7.31 Overall, these receptors will receive a low level of effect on their visual amenity as a result of the proposed development.

Users of Cathedral Gardens (Viewpoint VP17)

- 7.32 The assessment shows that the top of the proposed building will form an additional element to the skyline above the existing vegetation. Although the gardens are historically significant and designed in such a way to maximise the frontages of Chetham's Library and the Cathedral, users of this space are already experiencing the glass-built Football Museum building and surrounding New Victoria residential towers. As such, the lower- level height and insignificant scale of the proposed building from this viewpoint diminishes the visual effect. However,

it should be noted that the visible massing of the proposed development is equal to the Former Boddingtons Brewery site, Dutton Street and 1 Lord Street developments.

- 7.33 In conclusion, it is considered that these receptors will receive a low level of effect on their visual amenity as a result of the proposals.

Users of River Irwell Footpath (Viewpoints VP05 and VP06)

- 7.34 The wireframe shows that the proposals appear as an addition to the existing skyline. However, the proposals should be read in conjunction with the extensive massing associated with 1 Lord Street, Land bound by Great Ducie Street and the Former Boddingtons Brewery site, Dutton Street developments. Once complete, these will dominate the middle and longer distance views across the skyline and The Proposed Development will be largely hidden.

- 7.35 Therefore, the assessments concludes that these receptors will receive a low to negligible level of effect on their visual amenity as a result of the development proposals.

Users of Cheetham Hill Road looking South (Viewpoints VP08, VP09, VP10, VP15)

- 7.36 The AVRs show that the proposals will bring the taller buildings currently associated with the City Centre into the local experience of users travelling south along Cheetham Hill Road. The proposed development will provide a more contained visual corridor along Cheetham Hill Road and on into the City Centre. It should be noted that the 1 Lord Street development, once complete, will alter the massing in a way that diminishes the overall impact of the proposed development. Furthermore, the Former Boddingtons Brewery site is also visible. When considering its association with the wider SRF and as regeneration zone takes shape, the taller element of the proposed development will help orientate and place-mark the corner, as intended.

- 7.37 On this basis, it is considered that These receptors will receive a low level of effect on their visual amenity as a result of the proposed development.

Users of Road Network South of Site (Viewpoints VP11, VP12, VP13)

- 7.38 At VP11, the AVR shows that the proposals will have a dominating appearance on the user. At this location, the user is very close to the site and already experiencing the busy road junction and taller buildings associated with the Arena, and Radisson Hotel building. Although the view is open, the experience is already particularly contained.
- 7.39 Further away at VPs 12 and 13, the building begins to nestle into the existing urban form or becomes almost hidden. At VP12 the Former Boddingtons Brewery site development, once complete, will completely obscure any views across the proposed building. At VP13, only a glimpsed view of the top of the proposed building is possible through the existing massing.
- 7.40 Overall, the assessment demonstrates that receptors will receive a low level of effect on their visual amenity as a result of the proposed development.

Views from Amenity Space adjacent to Dantzic Street (Viewpoint VP16)

- 7.41 There is currently no view of the proposed building due to the intervening existing vegetation. For this reason, there will be no change in the view. It should also be noted that as the Northern Gateway Strategic Regeneration Framework progresses, views such as these from around Dantzic Street will further diminish. The 1 Lord Street development will also be clearly visible.
- 7.42 Having regard to the above, there will be no change on their visual amenity of these receptors as a result of the proposed development.

Views from areas surrounding Great Ancoats Street looking North-West (Viewpoint VP14)

- 7.43 The AVR shows that there is no view of the proposed development so there will be no change on their visual amenity of these receptors as a result of the proposals.

RELATIONSHIP TO TRANSPORT INFRASTRUCTURE

- 7.44 Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent. The relationship to transport infrastructure, aviation constraints, and the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, should be considered where appropriate.
- 7.45 This section of the report should be read in conjunction with the Transport Assessment, prepared by SK Transport, which fully considers the transport implication of the proposals.
- 7.46 The Transport Statement identifies that the development is compliant with policy as it will promote the use of sustainable modes of travel. It has been demonstrated that the development has very good accessibility for those travelling by foot and bicycle, and is served by excellent existing bus, rail and Metrolink Services.
- 7.47 The Transport Assessment considers the transport and highway implications of the proposed development in relation to the following:
- Public transport accessibility;
 - Access and provision for pedestrians and pedal cyclists; and,
 - Implications on vehicular movement
- 7.48 Located within Manchester City Centre Fringe, the site is within easy walking distance of the City Centre where there are many public transport connections. Both Victoria Station and Shudehill Interchange are approximately 10 minutes walking distance from the site, providing train, tram and bus links. From Victoria Station, the Metrolink runs to Rochdale, East Didsbury, Bury and Piccadilly.
- 7.49 Bus stops are also located less than 100m to the south of the site on Cheetham Hill Road. The site is located 200m to the north of the junction with the A6042 Ring Road, a main arterial road providing road access northwards away from the City Centre and also direct access on to the outer ring road of Manchester City Centre.

- 7.50 The shops, services and leisure facilities in Manchester City Centre are located less than a 10-minute walk to the south. Local shops and services are also located along Cheetham Hill Road.
- 7.51 As outlined in Section 6 above, the proposed development will be car-free which will help to meet the objectives of the supporting Travel Plan. In addition, the proposals will include both secure cycle storage and visitor cycle parking which will also contribute to promoting a more active and healthier lifestyle whilst reducing the reliance on cars for short trips.
- 7.52 A development of height is appropriate when regard is had to the site's highly sustainable location. Achieving a dense scheme makes efficient and effective use of the site in this regard.

ARCHITECTURAL QUALITY

- 7.53 The architectural quality of the building includes its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views.
- 7.54 The site's location in context of the City Centre Fringe requires a carefully considered design approach. These considerations have been a key driver of the development as presented and the architectural designs are outlined fully within the Design and Access Statement. The proposed building will also be located on an area of brownfield land that has been vacant for a number of years and detracts from the overall visual appearance of the local area.
- 7.55 In terms of scale, the proposed development positively contributes to the surrounding area. As summarised in Section 3 of this Statement and expanded on in the supporting Design and Access Statement, the scale of the proposed building is considered appropriate for the site's location.

SUSTAINABLE DESIGN AND CONSTRUCTION

- 7.56 The proposed development sets high design standards, which are set out within the Design and Access Statement and the Energy and Environmental Standards Statement (ESS) which accompanies this planning application.
- 7.57 The ESS outlines that the development will be designed and specified in accordance with the principles of the energy hierarchy and in line with the Manchester's Core Strategy.
- 7.58 As outlined in Section 6 above, the proposals incorporate passive design measures to reduce the ongoing requirement to consume energy to heat, ventilate and light the building. This will be achieved through improved energy efficient fabric design in excess of the thermal properties set out within the Building Regulations.
- 7.59 The CO₂ reduction resulting from the passive design measures has been calculated to be over 40% beyond current Building Regulations Part L 2021 and therefore far in excess of the and 15% lower the 2010 regulations which is the energy requirements set out in the Manchester City Council Core Strategy
- 7.60 In conclusion, the proposals will deliver an efficient and sustainable scheme, providing a quality development that accords with the guidance provided within the Core Strategy.

CREDIBILITY OF THE DESIGN

- 7.61 The applicant is experienced in delivering high quality developments through the development process and through commissioning Hodder and Partners Architects has engaged an experienced architectural practice, supported by technical experts in various fields, as outlined below.

The application proposals have been prepared by a client and vastly experienced design team familiar with the issues associated with developing high quality buildings, in city centre locations and with a track record and capability to deliver a project of exceptional quality. The design team is set out on the table below.

Table 7.1 Design Team

Architect	Hodder and Partners Architects
Planning	Zerum
Landscape Design	Land Studio
Heritage	Stephen Levrant Heritage Architecture
Townscape and Visual Impact Assessment	rbmp
Air Quality	Miller Goodall
Noise	Miller Goodall
Ground Investigation	Calabrian
Archaeology	Orion Heritage
Ecology	ERAP
Daylight/Sunlight	GIA
TV Reception/ Radio/ Broadband Connectivity	GTech / Futureserve
Energy	Futureserve
Green House Gas Emissions	Buro Happold
Fire Safety	Jensen Hughes
Flood Risk/SuDS/ Drainage Strategy	Roscoe Engineering
Highways	SK Transport

7.62 The scheme has also fundamentally evolved (with respect to architectural expression and materiality) in a positive manner to the feedback received from Manchester City Council Officers and the local community during pre-application consultation.

CONTRIBUTION TO PUBLIC SPACE AND FACILITIES

7.63 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.

7.64 The proposed development achieves this objective through improvements to the surrounding public realm. The works to be provided as part of the development are summarised in Section 3 of this Statement and are shown on the supporting details provided by Land Studio Overall, the proposed works are considered appropriate for the development and will help the building proposed assimilate with the surrounding public realm.

CONSIDERATION OF THE IMPACT ON THE LOCAL ENVIRONMENT

- 7.65 It is important to consider the effect the proposed development will have on the local environment, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

Wind

- 7.66 A Wind Assessment, prepared by GIA and is included within the supporting Environmental Statement.

- 7.67 The assessment describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect effects of the development arising from unsuitable or strong winds, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. The assessment was performed using the London Docklands Development Corporation (LDDC) variant of the Lawson Comfort Criteria.

- 7.68 The wind microclimate effects are assessed annually and seasonally. The windiest season (typically the winter months of December, January and February) are reported as this is when the strongest winds are expected, summer conditions (June, July, August) are reported as this is the season when pedestrian usage of outdoor spaces is expected to be highest.

- 7.69 In terms of cumulative impacts, the following schemes were considered sufficiently advanced to be included within the baseline surrounds:

- New Victoria, Residential Phase (128667/JO/2020); and
- Former Boddingtons Brewery site, Dutton Street (118831/FO/2018).

- 7.70 The following schemes were only included as part of the cumulative surrounds:

- One Lord Street (113914/FO/2016);
- New Victoria, Office (134092/FO/2022); and

- Land bound by Great Ducie Street (132416/FO/2021).

7.71 In line with the findings of the assessment, no wind safety risks due to strong winds were identified, and wind conditions were suitable for all thoroughfares, roadways, bus stops, proposed entrances, off-site entrances, proposed ground level amenity, proposed terrace level amenity, proposed balconies, and existing amenity spaces. All wind effects are negligible (not significant).

7.72 As all wind effect for the completed and operational development are negligible, all demolition and construction wind effects will also be negligible (not significant).

Daylight & Sunlight

7.73 As set out in Section 6, a Daylight & Sunlight Assessment is included in the supporting Environmental Statement to support the planning application.

6.80 The assessment concludes that the effect of the proposed development once complete, upon the daylight amenity and sunlight of the above-listed properties is considered not be significant. Therefore, no mitigation measures have been recommended.

Air Quality

7.74 As set out in Section 6, Air Quality has been considered in the supporting Air Quality Assessment prepared by Miller Goodall.

7.75 The assessment did not indicate any significant residual air quality effects as a result of the proposed development during any of its phases.

Noise and Vibration

7.76 As set out in Section 6 of this Statement, noise and vibration matters are addressed in the supporting Environmental Statement and Noise Assessment prepared by Miller Goodall.

7.77 The assessment concludes that to achieve appropriate internal noise levels, it will be necessary to provide acoustic façade mitigation in the form of acoustically

updated glazing. The requirements for glazing types and locations are laid out in the supporting report. Therefore, subject to compliance with the recommendations of the assessment, the proposals the proposals are suitable from a noise and vibration perspective.

- 7.78 In terms of the construction phase, the supporting Draft Construction Phase Safety, Health, Environment & Quality Plan outlines the measures to minimise noise, vibration and dust arising from the construction works.

TV, Radio and Broadband

- 7.79 As set out in Section 6 of this Statement, a Television and Radio Impact Assessment has been prepared by GTech and a Broadband Connectivity Assessment has been undertaken by Futureserve.

- 7.80 Overall, the Television and Radio Reception Assessment concludes that the proposed development is not expected to cause any interference to the reception of DTT services and is unlikely to adversely impact the reception of VHF(FM) radio broadcasts.

- 7.81 However, the proposals may cause interference to the reception of digital satellite television services (such as Freesat and Sky) in areas to the immediate north-west of the site. Notwithstanding that, mitigations solution exist that would enable to restore the reception of the few affected television services, leaving no long-term adverse effects for any viewer.

- 7.82 As outlined above, Broadband Connectivity Assessment concludes that the area benefits from the existing broadband infrastructure with a variety of providers present in the surrounding area. The developer will contact these providers at the appropriate time in the construction programme to provide connections to the sites.

PROVISION OF A WELL- DESIGNED INCLUSIVE ENVIRONMENT

- 7.83 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.

7.84 As set out earlier in this Planning Statement, assessments have been undertaken in respect of ecology, TV reception, sunlight/daylight, noise and vibration and air quality to establish the impact which the proposed development will have. These topics are either addressed in individual reports or the Environmental Impact Assessment submitted in support of the planning application. These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation.

7.85 Inevitably there will be some minor adverse effects, but these are commonplace in any major redevelopment proposal in a dense urban setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme, which includes, the construction of a high-quality development that will enhance the area.

CONSIDERATION OF TALL BUILDING PROPOSALS

7.86 The guidance advises that it is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction. In the case of the proposals, the quality of the design will be continued into construction. Further, the applicant will be building the development, and the intention is that the ownership interest will be retained by the applicant. As such, the applicant's priority is to ensure that the aspirational vision for the area is brought forward through genuine high-quality development.

7.87 The proposals positively contribute and support the aims of the Core Strategy policy on tall buildings by:

- Providing a building of exceptional design quality, which is appropriately located within the city centre fringe.
- Utilising a site that has excellent accessibility to a range of public transport modes, including bus, rail and Metrolink.
- Incorporating sustainability measures as set out in the supporting Environmental Standards Statement and Energy Strategy.

- 7.88 Overall, the proposed development will deliver a high-quality addition to the city and achieves full compliance with respect to the LPAs policies for the development of tall buildings.

8. SUMMARY AND CONCLUSIONS

- 8.1 This Planning and Tall Building Statement has been prepared by Zerum on behalf of the Applicant, Benjamin Property Company Limited, who are working in partnership with United Living, to support a full planning application for the demolition of the existing building and erection of a residential-led mixed use development proposed at land bound by Park Place and Cheetham Hill Road.
- 8.2 The application has been considered against the policies of the current development plan and national government guidance. It has been illustrated that the proposal conforms to the criteria set out within these policies and that the principle of development is acceptable. This report clearly demonstrates that the proposed development has policy support and aligns with national policy.
- 8.3 The proposed developments will deliver high-quality residential-led mixed development within Manchester City Centre fringe area, at a prominent site earmarked for redevelopment by the City's strategic regeneration frameworks. The proposals will make a notable contribution to meeting the Council's housing targets, including identified affordable housing need and will act as a catalyst for further regeneration of the area.
- 8.4 The proposals will bring forward the following social, economic and environmental benefits:
- Generate 33 FTE construction jobs during the temporary construction phase.
 - Increase in local employment arising from indirect and induced effects of the construction activity.
 - Create approximately 9 direct jobs linked to management of the building and the ancillary commercial spaces.
 - Bring £2.8 million per annum of additional local spending.
 - Create 154 more units to the neighbourhood, providing homes for circa 335 people, which will contribute to meeting City's housing delivery

targets. The development will deliver approximately 6.1% of the average annual housing target and over 14% of the annual average housing delivery requirements identified for delivery within March 2021-2027.

- Provide 31 affordable homes Provide affordable homes, which will make a positive contribution to an identified affordable housing need.
- The provision of 180.5m2 of additional commercial floorspace
- Contribute to the ongoing regeneration of the area by replacing existing low-density, low-quality vacant light industrial units with a high-density, high-quality residential development with active uses on the ground floor, in accordance with the Council's strategic regeneration frameworks.
- Deliver a sustainable development which is well located within walking distance to shops, local services, jobs, transport links. Additionally, the provision of high-quality commercial uses with active frontages is critical to the development of a high-quality sustainable neighbourhood and place-making.
- Attract new residents to the area, which will broaden the skills base to local employers and benefit local businesses by bringing more footfall.
- Deliver the regeneration of a prominent brownfield site which is earmarked for redevelopment, greatly improving the area's appearance and streetscape through the creation of a high-quality building and landscaping, including tree planting and public realm.
- Encourage use of public transport by creating car-free development within a highly sustainable location.
- Provide secure cycle storage and visitor cycle parking which will contribute to promoting a more active and healthier lifestyle whilst reducing the reliance on cars for short trips.
- Create development designed to be over 40% beyond current Building Regulations Part L 2021 and therefore far in excess of the and 15% lower

the 2010 regulations which is the energy requirements set out in the Manchester City Council Core Strategy.

- 8.5 The NPPF makes it clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. Having regard to the above, it is clear that the proposals represent a sustainable form of development and therefore are consistent with the NPPF's core principles.
- 8.6 This report clearly demonstrates that the proposed development has the support of local policy and is aligned with national policy. The principle of development is acceptable.

9. APPENDIX I: SUMMARY OF OTHER MATERIAL CONSIDERATIONS

STRONGER TOGETHER: GREATER MANCHESTER STRATEGY 2013

The Greater Manchester Strategy, Stronger Together (2013), is the sustainable community strategy for the Greater Manchester (GM) City Region.

The vision for Greater Manchester is that by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to, and benefit from, sustained prosperity and a high quality of life.

To achieve these ambitions, the Strategy sets out a programme of vigorous collective action based on reforming public services and driving sustainable economic growth to deliver prosperity for all.

The proposed developments will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy. Delivering appropriate housing supply to meet the demands of a growing economy and population, adjacent to a major employment centre and in a well-connected location, will assist in the promotion of sustained economic growth.

The application proposals will meet or contribute towards meeting a number of the strategy's 'Creating the Conditions for Growth' priorities, including:

- Revitalising the City Centre.
- Creating a successful space that nurtures success.
- Stimulating the housing market.
- Improving connectivity locally.
- Building the Manchester global brand.

MANCHESTER HOUSING STRATEGY 2022-2032

Manchester Housing Strategy explains how the Council is going to deliver homes residents want and need whilst also considering the role of housing in the context of the Our Manchester Strategy, its contribution to the economic recovery of the city, and our ambitions towards zero-carbon.

The past two decades have seen Manchester undergo a period of huge growth, leading to more people choosing to live and work in the city creating a greater demand for home than ever. To meet this demand, the city needs more new properties than at any time since 2008, creating new and diverse neighbourhoods.

The strategy sets a target of delivering 36,000 new homes by 2032, with just under a third of these (10,000 over the next ten years) being affordable homes. The delivery of affordable homes will focus on providing as many social rented homes as possible.

The strategy is built around the following four vision principles:

1. Increase affordable housing supply and build more new homes for all residents.
2. Work to end homelessness and ensure housing is affordable and accessible to all.
3. Address inequalities and create neighbourhoods where people want to live.
4. Address the sustainability and zero-carbon challenges in new and existing housing.

GUIDE TO DEVELOPMENT IN MANCHESTER SUPPLEMENTARY PLANNING DOCUMENT (2007) AND TECHNICAL GUIDANCE (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

MANCHESTER RESIDENTIAL QUALITY GUIDANCE (2017) (MRQG)

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of

successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live. The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;
- Make it practical; Make it future proof;
- Make it a home; and
- Make it happen.

The space standards proposed are the same as the minimum standards in the London Housing Design Guide which the Council previously guided development towards.

The MRQG requires good quality residential developments to exhibit an active ground floor to facilitate animated and interesting streets which the development makes provisions for. Public realm should be an integral part of all new residential development to ensure that Manchester's neighbourhoods are attractive, vibrant and successful. Landscaping and new public realm forms an integral part of the application proposals. The MRQC also requires residential development to be functional and offer practical solutions to waste management, recycling facilities, cycle parking and storage.

MANCHESTER CLIMATE CHANGE FRAMEWORK 2020-2025 AND MANCHESTER ZERO CARBON FRAMEWORK (2020)

In November 2018, MMC made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:

- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
- To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as “likely” to maintain global temperature change within 2°C as agreed in the Paris Agreement; To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.

A draft Manchester Zero Carbon Framework was developed that sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue as an integral part of the Council's decision-making, making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038.

The Manchester Climate Change Framework 2020-25 is the City's high-level strategy for tackling climate change. It has been produced by the Manchester Climate Change Partnership and Agency and it sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.

The framework focuses on meeting the following objectives by 2025:

- **Objective 1 – Staying within our carbon budgets**

This involves taking action in three areas:

- Direct CO₂ emissions: staying within our 15 million tonne carbon budget for 2018-2100, including reducing the CO₂ emitted from our homes, workplaces and ground transport by at least 50% during 2020-25;
- Aviation CO₂ emissions: working with UK Government to ensure that all flights from Manchester Airport are in line with the Paris Agreement and a limited carbon budget for UK aviation emissions; and

- Indirect CO2 emissions: understanding and taking action on the things that we consume and which generate greenhouse gases through their production, transportation and disposal.

- **Objective 2 – Climate adaptation and resilience**

Adapting the city's buildings, infrastructure and natural environment to the changing climate and increasing the climate resilience of City's residents and organisations.

- **Objective 3 – Health and wellbeing**

Improving the health and wellbeing of everyone in Manchester through actions that also contribute to our objectives for CO2 reduction and adaption and resilience, with particular focus on those most in need.

- **Objective 4 – Inclusive, zero carbon and climate resilient economy**

Ensuring that Manchester establishes an inclusive, zero carbon and climate resilient economy where everyone can benefit from playing an active role in decarbonising and adapting the city to the changing climate.

GREEN AND BLUE INFRASTRUCTURE STRATEGY (JULY 2015)

The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.

The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within City Centre

developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.