

ONE PARK PLACE: BLUE & GREEN INFRASTRUCTURE STATEMENT

The proposed development at One Park Place provides an new semi-private courtyard and residential roof terrace at Level 15 which will contribute towards the urban street network of green infrastructure within the Great Ducie Street SRF and the wider City of Manchester in line with the Manchester Green and Blue Infrastructure Strategy 2015-25.

Relevant policies and documents:

- **Great Ducie Street SRF**
- **Manchester Biodiversity Strategy and Action Plan 2022-2030**
- **Manchester Green and Blue Infrastructure Strategy 2015-25**

Four objectives have been established to enable the vision to be achieved:

- 1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers*
- 2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.*
- 3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.*
- 4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.*

One Park Place

Within the context of One Park Place there a number of constraints which limit the sites potential to form direct connections to a wider Green Infrastructure network and the site should therefore be considered a stepping-stone which forms a connecting point within the urban street network of green infrastructure.

The existing site is largely devoid of any significant Green Infrastructure, with the only existing vegetation being self-seeded and of low quality as identified in the ecology report (Daylight Licensed Bat Survey and Ecological Assessment (ERAP (Consultant Ecologists) Ltd, 2023)). This demonstrates that the proposals will improve the quality of the green and blue infrastructure whilst providing space for residents and the public to enjoy.

There are a number of constraints which have been considered throughout the landscape design to ensure that the appropriate green and blue infrastructure has been considered and applied, including shade and drought tolerant planting to respond to the spaces enclosure and aspect to deliver a climate resilient planting strategy. The use of smaller street trees to respond to the scale of the space, trees which also provide fruit for local fauna such as birds, trees also provide shade

and help mitigate the urban heating effect.

A semi-private courtyard to the rear of the site will form a stepping stone to larger scale pieces of green infrastructure and public landscapes within the SRF and beyond to the wider city, which will also be connected via a number of ‘green streets’ within the proposed SRF masterplan. The courtyard reinforces a connecting pedestrian route to a larger piece of public realm and green infrastructure at the heart of the Park Place Character Area.

The development of the courtyard and the roof terrace will create physical and visual connections to green infrastructure promoting peoples connection to nature.

Proportionate to the scale of development the proposals bring forward:

- a semi-private courtyard (circa. 125m²) and;
- a landscaped residential podium roof terrace on Level 15 (circa 205m²).

The semi-private courtyard consists of;

- 16 sqm of raised planting
- 3no. trees
- seating areas
- lighting
- hard surfacing

The landscaped semi-private courtyard has been designed to provide a space for residents and visitors to dwell on playful seating edges of raised planters, with routes along key desire lines between. This is a heavily constrained space with a number of access and egress points into the space from the building including access to the refuse store and a colonnade space which leads to the main reception space. The courtyard is enclosed to 3 sides with a service road to the north allowing for public access.

A minimal dig approach has been taken in the courtyard due to underground constraints, large raised planters with playful stepped concrete edges will provide space for seating and informal play. The planters will accommodate a range of planting from species rich lawn to shade tolerant mixed planting and hedges. Green screening will soften and hide the air conditioning units within a separate compound to the eastern side of the square.

Single and multi-stem trees will attract birds and pollinators whilst providing shade for people using the space. Tree species will be selected based on being the appropriate scale, being tolerant of shaded conditions and providing interest for birds and pollinators such as; Sorbus ‘Joseph Rock’, Robinia pseudoacacia ‘Umbraculifera’ and Amelanchier lamarckii. Planting will be shade and drought tolerant to ensure climate resilience and provide year round interest through seasonal colour and structure.

A subtle lighting strategy will reinforce natural surveillance and create a sense of security in the courtyard. Providing permeable, safe and attractive green routes.

Surface water will be managed through a combination of planting, permeable surfaces and an underground attenuation tank (28m³) which will be located in the service road to the north east. Refer to Drainage Strategy and drawing:

- 23321-ROS-00-00-RE-D-09001 - One Park Place - Drainage Strategy - Rev 1
- 23321-ROS-00-00-DR-C-09000-P02

The residential podium consists of;

- 60 sqm of raised planting
- 6no. trees / large shrubs
- seating areas
- lighting
- hard surfacing
- communal dining and workspace (greenroof)

The podium terrace will provide a communal outside space for residents and their visitors to utilise, the roof terrace creates a range of uses for both individual and communal use. Kitchen garden planting will provide fresh herbs and leafy greens for residents to use in the communal kitchen space, encouraging social dining.

Raised planters with drought and wind tolerant planting will form spaces on the terrace for a range of uses such as communal dining, working, relaxing, exercising and playing. The outdoor space will create opportunities for the residents wellbeing.