

Proposals for Phase 3, Great Jackson Street (GJS) Response to the Manchester Green and Blue Infrastructure Strategy June 2023

This table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	A number of green infrastructure elements have been incorporated into the design of the Proposed Development, in line with the Green and Blue Infrastructure Strategy, namely the area of public realm proposed at the centre of the four towers. The classical design of a raised central lawn and single line of trees will offer an attractive and simple form that compliments the surrounding public spaces in the area, including the Crown Street Phase 2 park to the south and the Deansgate Square civic space to the north. A number of street trees are proposed for the periphery of the Proposed Development, to improve the provision of green infrastructure at the human-scale. The Proposed Development incorporates 4,655 sq. m. of centralised high quality public realm, which will include greenery, including shrub and tree planting (27 trees) and will include places for people to enjoy and relax. A central lawn and single line of trees seeks to offer an attractive and simple form that compliments the architectural colonnade walkway that surrounds the public realm. The courtyard space is designed to create a more pedestrian friendly environment. The colonnade provides an external, covered landscape walkway which is proposed as part of the landscaping scheme. This will create a circular route around the development, allowing people to move freely and also to create an area for the commercial units to spill-out onto. Principles established within the Great Jackson Street Development Framework and the Public Realm Guidance document will be followed for the landscape treatment surrounding the Proposed Development. A Landscape Design Statement has been submitted in support of this application, prepared by TPM Landscape, which expands on the details set out in this strategy.

Objectives established to enable the vision to be achieved:	Response
1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers.	✓ The development includes new public realm which will improve the quality of the green and blue infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre and adjoining neighbourhoods in Hulme. ✓ A number of measures incorporated into the proposals will enhance the quality and function of existing green and blue infrastructure, including: ○ A total of 27 trees are proposed to be planted within the public realm. 17 of which are street trees that will complement the trees planted on Deansgate Square and Silvercroft Street as part of Crown Street Phase 1 and 2. 10 formal trees are proposed within the core public realm courtyard. ○ The trees being delivered on the scheme will incorporate either irrigation rings / pipes and an integrated irrigation system, if set within planters. ○ 4,655 sq. m. of centralised high quality public realm in total, with 2,646 sq. m. of this comprising a new lawned square. ○ Strengthens links to existing green and blue infrastructure in the vicinity, particularly the River Medlock at Deansgate Square and the new park at Crown Street Phase 2.
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.	✓ The Proposed Development contains new elements of landscaped space and public realm, which will support the successful delivery of the wider GJS Development Framework vision and high-quality creation of place. ✓ The design and appearance of the public realm has been informed by its position adjacent to other areas of public realm within the GJS Development Framework area and Hulme, in order to create successful, meaningful and well-connected green infrastructure. ✓ The design of the podium and associated uses flexible commercial uses at the ground floor have been incorporated to allow these uses to 'spill' out into the public realm creating activity throughout the day and year. ✓ Residential roof gardens are proposed in each residential building. Access will be gained via a lift in each building. The roofscape interventions will incorporate intensive green roof technology, in order

	to create outdoor rooms with seating, planting and lawn. Pergola structures will also be located on the roof garden to provide shelter. ✓ In addition to the trees proposed within the public realm, each roof terrace would be able to accommodate a minimum of six trees per terrace. As such, an additional 24 trees are proposed across the development. These trees would be set within planters due to the roof terrace build up zone. ✓ For all four buildings, an above ground cellular attenuation tank is proposed at the basement B1 level which will store water generated from the buildings. Surface water generated by the external public realm area will be attenuated within the pavement build-up, before being discharged to the public sewers via flow control.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	✓ The Site's pedestrian permeability has also been carefully considered to allow for greater connectivity and linkages through to Manchester City Centre from Hulme. ✓ The proposed entrances have been a key consideration of the scheme, with various iterations tested to ensure that the Proposed Development is effectively grounded and that the proposed entrances are legible and address each other and the surrounding public realm.
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.	✓ By enhancing the green and blue infrastructure on-site and improving the quality of pedestrian and cycling routes to other areas of open space in the City, local communities will benefit from activated streets, thereby enhancing the vitality of the local area. ✓ The enhancement of public realm and design of the proposals seek to increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.

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