



Paul Butler Associates

Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

Old Quadrangle: Proposed remodelling of hard and soft landscaping as part of the University of Manchester Bicentennial Celebrations in 2024.

Planning Statement

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Contents

1. Introduction
 2. Site Location
 3. The Planning Policy Context
 4. The Proposed Scheme
 5. Planning Assessment
 6. Conclusion
- Appendix 1: Local Labour Strategy

1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a combined planning and listed building consent application for hard and soft landscaping works to the Old Quadrangle at the University of Manchester.
- 1.2 The investment in remodelling the hard and soft landscape of the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling of the Old Quadrangle is proposed to reflect this Manchester milestone and leave a lasting physical legacy of the Bicentennial Celebrations. The proposals will ensure the courtyard space is capable of meeting end user expectations into the future.
- 1.3 The Old Quadrangle is listed by inclusion within the List Entry name 'Victoria University of Manchester including Christie Library, Whitworth Hall'. The List Entry Number is 1271428 with the Grade II* listing being applied on 18 December 1963. A separate Heritage Statement prepared by Paul Butler Associates considers the implication of this designation and reviews the impact of the proposal on this designated heritage asset.
- 1.4 This Planning Statement has been prepared to accompany the combined planning and listed building consent application for the proposed remodelling works to the courtyard. The statement assesses the proposal against planning policy objectives. This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF).
- 1.5 This statement includes:
- A description of the application site's location;
 - A summary of the national and local planning policy context;
 - An overview of the proposed scheme;
 - An assessment of scheme against planning policy objectives; and
 - A conclusion.

2. Site Location

- 2.1 The Old Quadrangle is located at the University of Manchester campus on Oxford Road, Manchester. The western boundary of the Old Quadrangle is formed by the John Owens building (Grade II* listed), the northern boundary is formed by the Beyer building (Grade II* listed), the eastern boundary is formed by the Whitworth building (Grade II* listed) and Whitworth Hall (Grade II* listed), whilst the southern boundary is formed by the Christie building (Grade II* listed). Whilst known as the Old Quadrangle the application site has never been rectangular with the Christie building jutting into the space which is irregular.
- 2.2 The postal address of the application site may be described as land to the rear of the Whitworth building, Oxford Road, Manchester, M13 9PL. The application site is Grade II* listed as are each of the surrounding buildings noted above. Figure 2.1 shows the approximate application site area in red. The application site List Entry Number which describes the listing is 1271428. The site does not lie within a Conservation Area.



Figure 2.1: Aerial View showing approximate application site area in red.

3. The Planning Policy Context

3.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012) and saved policies of the Unitary Development Plan for Manchester (1995).

National Planning Policy Framework (NPPF)

3.3 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published in March 2012 with the latest version updated in July 2021. The NPPF sets out the Government's planning policies including regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

3.4 The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic', 'social' and 'environmental'. The following other provisions of the NPPF are relevant to the determination of this application:

- The objective of sustainable development is summarised as meeting the needs of the present without compromising the needs of future generations to meet their own needs (Paragraph 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10).
- Plans and decisions should apply a presumption in favour of sustainable development (Paragraph 11).
- Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 47).
- Planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst other things promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each; are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and enable and support healthy lifestyles, especially where this would address identified well-being needs (Paragraph 92).
- Planning should achieve high quality design for all developments. Developments should: function well and add to the overall quality of the area; be visually attractive with appropriate and effective landscaping; be sympathetic to local character and history; maintain a strong sense of place; create places that are safe, inclusive and accessible and promote well-being; and where the fear of crime does not undermine the quality of the environment (Paragraph 130).
- Recognising that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Paragraph

189). Additional detailed conservation policies are considered by the Heritage Statement which supports the application.

The Development Plan for Manchester

3.5 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012); and
- Saved policies of the Unitary Development Plan for Manchester (July 1995)

The Core Strategy Development Plan Document (July 2012)

3.6 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy DM 1 'Development Management' states that all development should have regard to a wide range of impacts. Matters of relevance to this development are:
 - Provision of appropriate design, materials and detail;
 - Provision of an environment which is fully accessible for disabled people;
 - Provision of a safe and secure environment;
 - Provision of landscaping; and
 - Provision of biodiversity benefits.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that wherever possible the opportunity should be realised to enhance existing open spaces and maintain the City's permeability.
- Policy EN 3 'Heritage' states that new development should be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings. The Heritage Statement which supports this

application considers the heritage impacts and benefits of the proposed works which are not therefore repeated by this Planning Statement.

- Policy EN 9 'Green Infrastructure' states that new development will be expected to maintain existing green infrastructure in terms of its quantity. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality of green infrastructure and improve the performance of its functions.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

- 3.7 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. No policies contained within the UDP are identified which are relevant to the proposed scheme.

Other Local Guidance

- 3.8 In addition to the above development plan documents the Council have also adopted a series of supplementary documents that are relevant material considerations in the determination of planning applications. These documents include:
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007);
 - Manchester Green and Blue Infrastructure Strategy (2015) and
 - Design for Access 2 (2003);

Guide to Development in Manchester Supplementary Planning Document (2007)

- 3.9 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under several key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' promotes water conservation.
- Section 8 'Community Safety and Crime Prevention' promotes the design of safer environments.

Manchester Green and Blue Infrastructure Strategy (2015)

- 3.10 The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.
- 3.11 The vision for green and blue infrastructure in Manchester by 2025 is to deliver high quality, well maintained green and blue spaces as integral parts of all neighbourhoods. The city's communities are envisioned to be living healthy fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking throughout the city. Employers are encouraged to invest in areas with high environmental quality and attractive surroundings to benefit their employees well-being.
- 3.12 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; and

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.

Design for Access 2 (2003)

- 3.13 This document sets out the Council's best practice guidance of inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

4. The Proposed Scheme

- 4.1 The investment in remodelling the hard and soft landscape of the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling of the Old Quadrangle is proposed to reflect this Manchester milestone and leave a lasting legacy of the Bicentennial Celebrations. The proposals will ensure the courtyard space is capable of meeting end user expectations and will thereby help secure the long-term future of the listed buildings which surround the Old Quadrangle. The scheme has been developed by a Team with substantial knowledge and experience of remodelling external spaces and is led by RECOM on behalf of the applicant with design input being provided by Wilson Mason Architects and Iteriad Landscape Architects.
- 4.2 The design approach is explained by the plans and reporting prepared by Wilson Mason Architects and Iteriad Landscape Architects which accompany the application, and which should be read in conjunction with this report. This planning submission clearly demonstrates the Recom Team have understood the evolution of the Old Quadrangle overtime and have designed a remodelling proposal which retains any important historic fabric within the space (the glacial boulder/underground room) and complements this with traditional hard and soft landscape elements such as hard surfaces, lawns and landscaping beds, all of which have been familiar elements within the courtyard over the years.
- 4.3 The Heritage Statement submitted in support of this application charts the historical development of the courtyard and shows the Old Quadrangle has grown organically. Unlike quadrangles at some seats of higher education elsewhere, the Manchester Old Quadrangle was never planned to be a grand central space onto which a square of buildings would front and surround. The Old Quadrangle does not display the regimented buildings lines which can be observed in Quadrangles that were planned and constructed alongside large scale single phase University development. In Manchester land was expensive during industrialisation and the University grew slowly but steadily in a residential neighbourhood, acquiring brownfield land already occupied by villas with large gardens which were subsequently redeveloped as the University expanded. Rather than being laid out as a part

of a grand Masterplan the Old Quadrangle at Manchester grew organically during the period between the completion of the John Owens building and the completion of the Christie building, a time span of about 50 years. The result is a space born of the phased placement of the buildings subsequently developed around it, rather than a ridged rectangle of space set out for which the enclosing buildings to follow would front.

- 4.4 The result of the phased growth described in the Heritage Statement is that the Old Quadrangle is not a square or rectangle, rather it has a more organic and unplanned plan form with the Christie building jutting into the space and creating smaller courtyard spaces to the east and west of the Christie building. These open up into the larger space accessed via Queens arch but the courtyard even at its widest point is still quite narrow, likely a function of the constrained nature of the site and existing roads which were present when the site was first built on.
- 4.5 A detailed assessment of the space has found that with the exception of the glacial erratic boulder which has lain in front of the Beyer building since the late nineteenth century, the rest of the fabric within the space is contemporary and dates from the mid 1960's when the courtyard was remodelled as a car park. The car park remodelling appears to have removed the oval shaped planting beds which were likely a feature of the site for much of the early twentieth century. The carparking installation and associated paths postdate the listing of the property in 1963 which confirms the fabric to be removed is not significant. The lack of historic fabric within the space effectively gives the designer a fresh slate since there are so few features with intrinsic historic interest which require retention.
- 4.6 Section 5 of the Heritage Statement submitted in support of the report confirms that the design and use of the Old Quadrangle has regularly been remodelled to respond to the needs of the University. The space likely started out as a lawn associated with the domestically scaled John Owens building and may have functioned as an amenity space perhaps in conjunction with the gymnasium building which was subsequently redeveloped to make way for the Whitworth Hall. In later years the space was landscaped and in the early twentieth century accommodated oval flower beds before being remodelled as a car park in the 1960s in response to the rapid growth in car ownership at the University, as elsewhere, during the post war period. Historically the space has clearly been reinvented

on several occasions, each time the modification being to serve the needs of the institution and the present remodelling proposal is no different. For the bicentennial the University is seeking to reinstate the Quadrangle as a space for people rather than a space for parking cars.

- 4.7 The brief 'to design a space for people' sounds straight forward at first sight although the designer has been challenged with accommodating a variety of user needs which range from providing a space capable of accommodating large formal graduation events to a space that can accommodate a short break from study or a lunch break. At the same time the space needs to accommodate movement through and also to and from neighbouring buildings. Existing deliveries, servicing and maintenance requirements must also be factored in and accommodated. In addition to meeting these many and varied needs the courtyard must also provide a 'stage' for photo opportunities for students graduating, provide biodiversity gains through increased levels of soft landscaping and importantly provide a high quality environment which enhances the space itself and can also be regarded to enhance the setting of the surrounding buildings all of which are grade II* listed.
- 4.8 The remodelling proposes a fresh new look to the space, with the drab tarmac car parking and associated post listing hard surfaces removed. The courtyard is proposed to be transformed with a new lawn being the most significant change to the space, replacing the existing expanse of grey tarmac with grass. The Old Quadrangle lawn will be an oval shape which allows the lawn to be carefully shaped to envelope and highlight the historic glacial boulder which takes pride of place at the head of the oval. Behind the boulder and symmetrically located with regard to the head of the oval lawn is positioned the virginia creeper covered facade of the Beyer building providing a pleasing symmetrical backdrop to the ensemble. This formal lawn is proposed to be crossed by generous pathways informed by pedestrian desire lines and allowing circulation between the buildings and entrances. Tree and shrub planting are proposed to be increased to provide a pleasant and greener environment whilst also delivering biodiversity benefits.
- 4.9 Cleverly service access for essential delivery vehicles is retained to the rear of Whitworth Hall and Christie library via a wide pathway capable of accommodating a vehicle. This route

extends from the hard surfaced part of the courtyard to the west of the Christie building where a small number of parking space for use by disabled persons will be retained. New benches and seating will allow increased use of the space and are positioned to allow views of the surrounding buildings to be enjoyed and appreciated. Bench seating to the rear of the Whitworth building will provide opportunities for users to look towards the John Owens building, the earliest of the buildings here. The principal elements used in the remodelling are all elements which have been present within the courtyard at one time or another over the last 150 or so years including lawn, paths, hard surfaces, trees, planting beds and oval landscaping.

4.10 The design has been rigorously tested through consultation with user groups within the University. The submitted proposal has been carefully designed to accommodate all stakeholder needs and is strongly supported by user groups. The soft landscaping is particularly important to achieve biodiversity objectives.

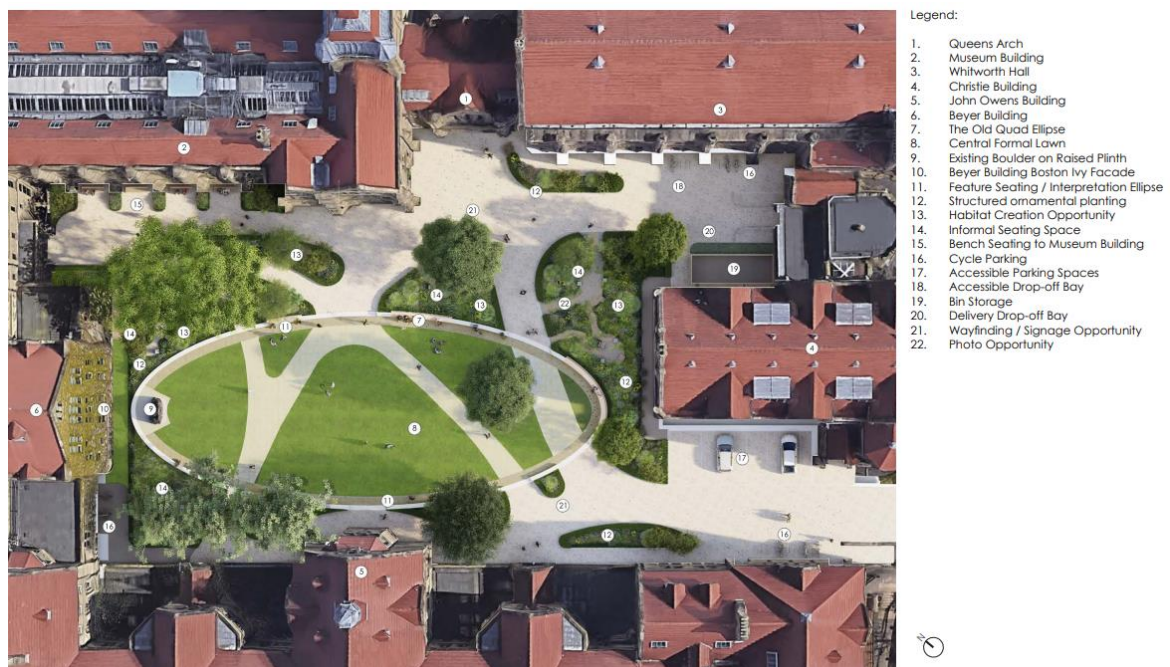


Figure 4.1: Proposed concept – Masterplan Layout

5. Planning Assessment

5.1 Having regard to the planning policy guidance detailed in section 4, the key material considerations against which the proposed scheme should be considered include:

- The principle of the development;
- Potential amenity impacts for adjacent uses;
- Design considerations;
- Heritage impacts;
- Ecology and biodiversity impacts;
- Highways and servicing;
- Construction Management;
- Accessibility;
- Crime and security matters;
- Waste Management and Servicing;
- Manchester Green and Blue Strategy; and
- Surface Water Drainage.

The principle of the development

5.2 The proposed development is for hard and soft landscaping enhancement works to the Old Quadrangle. The proposal will significantly improve the appearance and function of the application site which rather than a car park will be transformed as an important 'front of house' space for students, staff and visitors to the University of Manchester. The removal of the majority of car parking from within the Old Quadrangle and its replacement with landscaping alongside retention of a small number of accessible car spaces is acceptable in principle and raises no in principle planning issues.

Potential amenity impacts for adjacent uses

5.3 The proposed landscape works will significantly enhance the appearance of the area when viewed from the surrounding buildings which exclusively function as part of the University.

The remodelled space will be viewed from two public realm areas outside the site including looking through Queens Arch into the Old Quadrangle from Oxford Road and looking from Burlington Street, between the Christie Building and John Owens Building into the Old Quadrangle. From these two public areas, views of the Old Quadrangle will present as an attractive and accessible landscaped courtyard as opposed to a car park as presently. The works will improve the visual amenity of the area and provide a high quality external space within the Campus. The changes will be visible from Oxford Road and Burlington Street and will make a positive contribution to these streets. It is noted that the removal of car parking will improve the space visually and will have the added benefit of lessening the number of comings and goings associated with private cars, reducing traffic noise within the courtyard and also as a consequence of reduced vehicle numbers, will lead to improved air quality.

- 5.4 The high quality external area proposed will be in keeping with the surrounding building usage which includes a museum, graduation hall, offices, library and education spaces. The proposals will not have any negative impacts on working or academic conditions enjoyed by staff and students presently.
- 5.5 For the above reasons the proposals are in accordance with Core Strategy policy DM1 and relevant provisions of the NPPF.

Design considerations

- 5.6 The Design and Access Statement (DAS) which accompanies the application provides a detailed understanding of the design approach to the remodelling works. The remodelling provides a bespoke soft landscaping scheme which is further enhanced by high quality natural materials including sandstone, granite and timber.
- 5.7 The DAS confirm the proposed development is of a high quality design, and will enhance the surrounding built environment and make a positive contribution to the University Campus and City generally. On this basis the proposals are consistent with Core Strategy policies DM1, EN1, EN3 and provisions of the NPPF.

Heritage impacts

- 5.8 A Heritage Statement prepared by Paul Butler Associates accompanies the planning and listed building consent application. The Statement assesses the heritage significance of the area and the potential impact of the proposed hard and soft landscaping works upon the identified significance of the Old Quadrangle and surrounding buildings. The Heritage Statement demonstrates the proposed works have been designed with a clear understanding of the history and heritage significance of the site and demonstrate a conservation-led approach. The report demonstrates that the proposals accord with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Ecology and biodiversity impacts

- 5.9 The application area is currently largely hardstanding tarmac and other than semi-mature trees which are retained by the remodelling, does not have any significant ecological or biodiversity value. In contrast the proposals will incorporate extensive soft planting with a mix of species proposed which will attract insects, pollinators, birds and other species. Planting has been carefully selected to reflect the aspect / growing conditions of the site to ensure that it successfully establishes, whilst also being appropriate for a historic quadrangle. Maintenance of the soft landscaping is anticipated to be undertaken by the University Estates team. On the basis of the above the proposals are in accordance with Core Strategy policies DM1 and EN9, and relevant provisions of the NPPF.

Highways and servicing

- 5.10 The proposal will bring to an end a long period of time where the Old Quadrangle has functioned as a car park. The car parking use was likely installed in response to the growth in car ownership in the 1950s/1960s. In recent years the University has invested in new provision and a number of car parks now provide permit and public car parking for the campus including car parking at Charles Street, Aquatics/Booth Street East, Booth Street West, Cecil Street, Dilworth Street and Dover Street. The operational parking within the Old Quadrangle is no longer needed allowing the space to be repurposed as a high end

landscaped courtyard. Given the highly accessible and sustainable location alongside Oxford Road, together with the bicentennial objectives of the University, it is not considered necessary to retain general parking within the Old Quadrangle. Staff, students and other visitors are expected to travel to the University via public transport along Oxford Road, whilst Stands will be incorporated into the remodelling to cater for those arriving by cycle. Car drivers will be expected to use University car parks elsewhere. Having regard to the above it is not considered that the removal of general parking from the site will have any material highway impact.



Figure 5.1: Old Quadrangle: established use for car parking

- 5.11 Accessible bays (4) are proposed to be located aside the Christie Library to provide retained operational provision for disabled persons. Discrete signage will identify that these spaces are for the private use of visitors to the University and are not for general use.
- 5.12 The proposals are considered to enhance pedestrian safety, whilst also promoting more sustainable methods of travel. On this basis the proposals are in accordance with Core Strategy policies DM1 and relevant provisions of the NPPF.

Construction Management

- 5.13 The application is supported by a Construction Management Plan prepared by RECOM. This addresses how the construction phase of the project will be approached and covers matters including site management, community liaison, site operations, waste management, and environmental considerations. It is anticipated that the Construction Management Plan would be conditioned. A Local Labour Agreement is anticipated to be conditioned (Appendix 1).

Accessibility

- 5.14 Accessibility arrangements remain largely unchanged although the proposed scheme responds to existing pedestrian desire lines through the courtyard. The works propose a change to the rear entrance of the Christie building (Figure 5.2) where the existing ramp is proposed to be removed and replaced by a landscaped gradient leading to the building.
- 5.15 The proposal will provide an improved access up to an importance entrance to the Christie building. The slope has been designed with an appropriate gradient and does not require landing areas or barriers. Since the proposals will enhance personnel access to the Christie building they are judged to align with the objectives of Core Strategy policy DM1; Saved UDP policy DC22; Design for Access 2; and provisions of the NPPF.



Figure 5.2: Existing ramped entrance to the rear of the Christie building

Crime and security matters

- 5.16 The proposals have been designed with personal safety and security in mind. The proposals retain an open character to the courtyard ensuring the landscaping does not create any 'hidden' areas which could compromise user safety or promote anti-social behaviour. The design also allows passive surveillance from the street and surrounding buildings. Artificial lighting and associated security cameras will also improve security and act as a deterrent to crime.
- 5.17 The proposal is noted to create an open landscape at eye level within the Quadrangle using crown lifted trees and low level planting to provide openness, create views across the space and to provide a high level of passive surveillance from surrounding windows. This 'passive secure' design approach will remove the need for physical security installations such as gates which would impede access and may provide difficult to integrate with the historic environment.

- 5.18 As noted above CCTV and lighting is anticipated to be installed as part of the landscape remodelling works and it is hoped that fuller details can be made available, either as part of the application or otherwise agreed as part of the condition discharge process.
- 5.19 Sheffield stands are to be provided which allow for the securing of the frame of a bike. These are positioned within sightlines of surrounding buildings and are anticipated to be subject to CCTV coverage. On the basis of the above the proposed development accords with Core Strategy DM1, and relevant provisions of the NPPF in terms of contributing to a safe and secure environment.

Waste Management and Servicing

- 5.20 Existing waste management and servicing arrangements are maintained within the Old Quadrangle and no changes are proposed to either waste storage, waste removal or to vehicle servicing all of which will remain as they are at present.

Manchester Green and Blue Strategy

- 5.21 The proposals provide a high quality hard and soft landscaped courtyard which reflects the historical context of the site and character of the area whilst at the same time providing a proposal which meet the objectives of the Manchester Green and Blue Strategy. The proposed new planting beds will be stocked with a range of plants that will be visually attractive and will also deliver biodiversity benefits.
- 5.22 The enhanced soft landscaping proposed will provide ecology and biodiversity benefits, thereby aligning with the principles of the Manchester Green and Blue Infrastructure Strategy and the NPPF. Importantly the removal of the tarmac carparking and installation of ecologically valuable landscaping will create a greenspace which links to other University green areas nearby including Brunswick Park thereby contributing to a wider local network of green spaces.

- 5.23 With regard to blue infrastructure the landscaping proposals include a series of shallow pools which are approximately 10 cm deep and will fill naturally from rainfall. When wetted these pools will provide a water source for birds and insects. The pools will dry out naturally in warmer periods through evaporation.
- 5.24 Through its design the scheme demonstrates a positive contribution toward the Manchester Green and Blue Infrastructure Strategy by delivering a high quality, well maintained green and blue space which provides staff, students and visitors a high environmental quality and attractive courtyard space to benefit their well-being.

Surface Water Drainage

- 5.25 The proposals remove a portion of impermeable hard surfacing and replace this with permeable surfaces including lawn, soft landscaping and planting beds. Surface water run off from the site will reduce following implementation of the scheme and a 50% betterment over the existing position will be secured by providing an underground attenuation tank and flow control device.
- 5.26 The landscaping proposal includes a system to collect and store rainwater in a below ground tank towards the centre of the Old Quadrangle. The tank will harvest up to an estimated 6,000 litres of water allowing staff from the University Maintenance Team to open a surface level hatch and insert a pump allowing water to be drawn from the tank to water soft landscaping. Once operational the tank will have a secondary advantage of reducing surface water run off from the site.

6. Conclusion

- 6.1 The proposed development will deliver significant landscape and access enhancements. As has been demonstrated in this Planning Statement, the proposals accord with all relevant national and local planning policies and will deliver a series of benefits.
- 6.2 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Local Labour Strategy

Local Labour Strategy

University of Manchester and their appointed contractor will ensure that the project adds value to the local economy by maximising employment and training opportunities for residents of the surrounding neighbourhoods.

It is recommended that a Local Labour Agreement is the subject of a planning condition as most contractors have their own 'in-house' staff such as Learning & Development Officers and Engagement Officers who support apprentices, work placements and trainees and engage with local stakeholders to identify opportunities for collaborative working.

Paul Butler Associates have liaised with Westley Robinson in the Work and Skills Team at Manchester City Council previously with regard to planning submissions. Westley Robinson has confirmed previously that a detailed Local Labour Agreement is not required for application validation, but that their recommendation would be for a suitably worded planning condition to be applied to any grant of planning permission.

The applicant is in agreement to such a condition being applied and is committed to working with the Work and Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents.