



Paul Butler Associates

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Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works

Land to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester

Planning and Heritage Statement

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Project: Land to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester

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1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Dragonfly Contracts Ltd. The statement has been provided in support of a planning application in relation to land to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester.
- 1.2 The site comprises an existing hardstanding / parking area located to the rear of 16 Blossom Street which is currently vacant (following the closure of 'Manchester Creative Studio' in 2017), but which will be occupied by Ada National College for Digital Skills in early 2024 following internal refurbishment of the building.
- 1.3 The proposal relates to access and landscape enhancement to the application site in order to improve the appearance / approach to the building, as well as provide functional enhancements including disabled access into the building as well as bin and bike storage. The description of development is 'Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works'.

Structure of the Statement

- 1.4 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and,
 - An appraisal of the proposal against its planning policy context.

Supporting Information

- 1.5 The application is supported by the following documents and drawings which have been submitted via the Planning Portal:

Documents:

- Completed Application Forms for Planning Permission and Certificates.
- Covering Letter prepared by Paul Butler Associates.
- Planning and Heritage Statement prepared by Paul Butler Associates (this document).
- Construction Management Plan prepared by Dragonfly Contracts Ltd.

Drawings prepared by CW Studio:

- 2303-XX-GF-DR-L-001 Rev P04 'Landscape Masterplan'
- 2303-XX-GF-DR-L-002 Rev P04 'Sections'
- 2303-XX-GF-DR-L-003 Rev P01 'Existing Plan'
- 2303-XX-GF-DR-L-004 Rev P01 'Elevations'
- 2303-XX-GF-DR-L-005 Rev P01 'Planting Plan'
- 2303-XX-GF-DR-L-006 Rev P02 'Drainage Plan'
- 2303-XX-GF-DR-L-DOC01 'Design and Access Statement'

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site relates to an area of land to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester, outlined red on figure 1. The site comprises an existing hardstanding / parking area located to the rear of 16 Blossom Street which is to be occupied by Ada National College for Digital Skills. To the south east of the site is a surface car park. The subject site is rectangular in shape and approximately 230sqm in size.

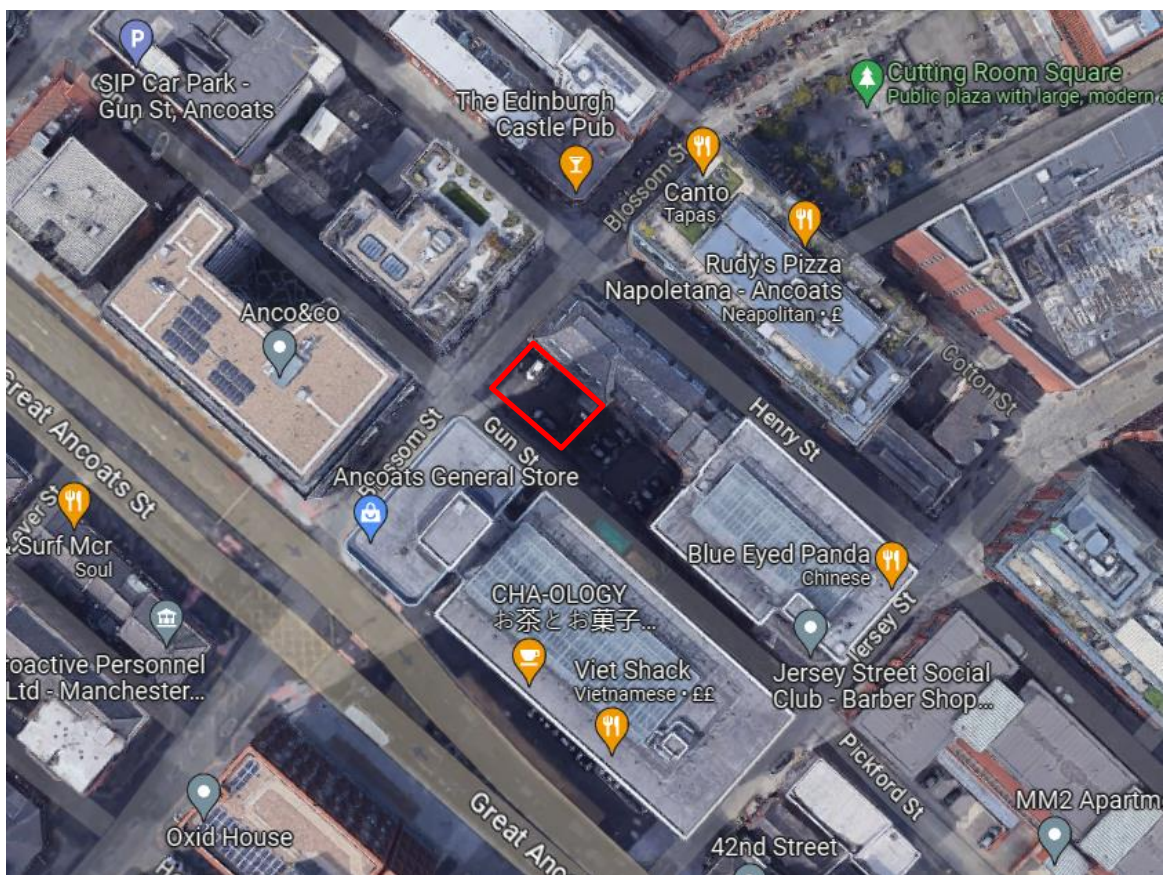


Figure 1: Aerial view of the application site (outlined red).

- 2.2 The site currently forms a small, tarmacked surface car parking area, with space for five cars. The area also accommodates bins associated with 16 Blossom Street, and 5no. Sheffield stands. The area is enclosed by c.2m high mesh fencing with a vehicular gate to Blossom

Street, and a personnel access from Gun Street. In the east corner of the site is the main college entrance to 16 Blossom Street. This comprises an inserted modern glazed entrance with canopy over. The entrance is accessed via a flight of 8 steps. The alternative access to 16 Blossom Street is located on the Blossom Street / Henry Street corner. This has three steps meaning there is currently no level access into the building.



Figure 2: View of the site from Blossom Street.



Figure 3: View of the site from Blossom Street.

- 2.3 As noted previously 16 Blossom Street is shortly to be occupied by Ada National College for Digital Skills following completion of refurbishment of the building. Ada is a further education

college that specialises in providing digital skills education to equip future generations with the skills required to pursue a career in tech and digital industries. The college has strong links with the tech industry and works directly with businesses to secure employment opportunities for students, many of which are from disadvantaged backgrounds.

The Surrounding Area

- 2.4 The site lies within the Ancoats Conservation Area and is within proximity to several listed buildings including the former St Peter's Church (grade II).
- 2.5 The area is characterised by a mix of uses including residential, offices and employment space, as well as bars, cafés and restaurants. These uses help to provide activity and vitality to the area. Cutting Room Square, located c.50m to the north of the site, arguably provides the public focal point of Ancoats and is characterised by high quality hard and soft landscaping which contributes to making Ancoats a successful and attractive neighbourhood.

3. Planning History

- 3.1 There are a series of planning applications that are related to the application site. These applications are presented in the table below.

Planning reference	Location (as per MCC database)	Description of development	Decision and date
104439/FO/2013/N1	16 Blossom Street Ancoats Manchester M4 5AW	Change of use from Use Class B8 to Use Class D1 (education and training) with ancillary offices (Use Class B1) together with associated works including extension to south west corner of building to create new student entrance and elevational alterations to include new vehicle loading bay and windows	Approved 24.02.2014
105355/JO/2014/N1	16 Blossom Street Manchester M4 5AW	Variation of condition 5 attached to previously approved application 104439/FO/2013/N1 to allow a variation in the approved hours of operation to 7.30 to 21.00 Monday to Friday and 10.00 to 17.00 on Saturdays	Approved 16.05.2014
106852/JO/2014/N1	16 Blossom Street Ancoats Manchester M4 5AW	Application to vary condition 2 (specified plans) and remove condition 7 (gas membrane) attached to previously approved application 104439/FO/2013/N1 to allow for variation to previously approved entrance extension and canopy	Approved 11.11.2014

- 3.2 The planning history confirms the lawful use of 16 Blossom Street for education use. The property has previously been occupied by 'Manchester Creative Studio' following the above approvals. 'Manchester Creative Studio' closed in 2017 and the building has been without any official use since then (property guardians have occupied the building to provide security).

4. The Proposal

4.1 The proposal relates to access and landscape enhancement to an existing tarmacked area of land located to the east of the junction of Blossom Street and Gun Street, Ancoats, Manchester. The description of development is 'Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works'.

4.2 Key elements of the proposal are highlighted below:

- Creation of a graded access ramp from Gun Street to the main entrance to provide disabled access into the building.
- Bike storage is provided in the form of 4no. Sheffield Stands with space for 8 bikes.
- A bespoke enclosed bin store will be provided. This will be of brick construction with slatted timber doors and a sedum green roof.
- Subtle lighting will be integrated as part of the landscaping. This will enhance security and safety, as well as improve the visual appearance of the landscaping.
- Bench seating is provided to allow for an informal meeting point / break out space.
- High quality robust hard landscaping materials will be used throughout which reflect existing surface treatments found within this part of Ancoats. These will be complemented by soft landscaping to create a more welcoming visitor experience. The Gun Street footway around the site will also be resurfaced to improve the appearance.
- The removal of the existing mesh fencing will enhance the appearance of the space and make a positive contribution to the public realm.
- Soft landscaping is provided throughout which will deliver biodiversity benefits.

4.3 The application drawings and design brochure prepared by CW Studio provide full details of the proposals for which planning permission is sought.

5. National and Local Planning Policy Context

5.1 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.

National Planning Policy Framework (NPPF)

5.2 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 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.

5.3 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 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 help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).
- Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (Paragraph 86).
- 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 and cycle 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 local health and well-being needs – for example through the provision of safe and accessible green infrastructure that encourage walking and cycling (Paragraph 92).
- Planning policies and decisions should encourage multiple benefits of land, including through mixed use schemes and taking opportunities to achieve net environmental gains (Paragraph 120).
- 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 as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history; maintain a strong sense of place; 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 users; and where crime

and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (Paragraph 130).

- Planning policies and decisions should also ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should, amongst other things, mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life (Paragraph 185).
- 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).
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 194).
- In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (Paragraph 197).

The Development Plan for Manchester

5.4 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)

5.5 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 SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- Policy DM 1 'Development Management' states that all development should have regard to the range of specific issues for which more detailed guidance may be given within a supplementary planning document. The following matters are of relevance:
 - Appropriate siting, layout, scale, form, massing, materials and detail.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Community safety and crime prevention.
 - Design for health.
 - Refuse storage and collection.
 - Vehicular access and car parking.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
- Policy CC10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:
 - Uses which increase the diversity of activity in the City Centre; and,
 - High standards of accessibility to buildings and across spaces in the City Centre.

- Policy EN 1 'Design Principles and Strategic Character Areas' states that wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
- Policy EN 3 'Heritage' states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- Policy EN 9 'Green Infrastructure' states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.
- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

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

5.6 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC22 'Footpath Protection' states that the Council will have regard to the effect of development on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.
- Policy 'Sub-Area 4 – Ancoats' EM8 states that Ancoats is a conservation area with many important listed buildings and structures and it has been identified as an Urban Village for mixed use development. Within the Ancoats area development will be permitted which includes:
 - i. High density mixed use development comprising single buildings and groups of buildings with active ground floors occupied by uses that relate directly to passing pedestrians to create activity and surveillance;
 - ii. A diverse mix of residential uses in terms of type, size and tenure;
 - iii. The conservation and enhancement of the built heritage and character of Ancoats involving the reuse and restoration of mills and warehouses;
 - iv. Retention of the grid iron street pattern and provision of improved pedestrian links to Miles Platting, the wider Ancoats area and the City Centre;
 - v. Improved links between the City Centre and Ancoats, which will involve reducing severance by Great Ancoats Street;
 - vi. Provision of public open space enclosed by refurbished and new buildings which is safe and accessible to all in the community;
 - vii. A built form which defines the line of the Rochdale Canal and provides space for a widened area of canal-side public open space;

- viii. Restoration of the Rochdale Canal involving the excavation of previously infilled lengths of canal;
- ix. Introduction of a range of traffic calming measures.
- x. The relocation of “bad neighbour” uses from the Ancoats area.

Other Relevant Local Guidance

5.7 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);
- Design for Access 2 (2003);
- Ancoats Conservation Area Guidance; and
- Waste Storage and Collection Guidance for New Developments (2017).

Guide to Development in Manchester Supplementary Planning Document (2007)

5.8 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 7 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' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Manchester Green and Blue Infrastructure Strategy (2015)

- 5.9 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.
- 5.10 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 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 high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce.
- 5.11 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.

Design for Access 2 (2003)

- 5.12 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.

Ancoats Conservation Area Guidance

- 5.13 Manchester City Council have produced online guidance relating to the Ancoats Conservation Area. This provides an introduction, provides an overview of the history of the area, describes the current situation, and sets out measures relating to the control of development, as well as the improvement and enhancement of the area.
- 5.14 The guidance notes that the principal buildings within the conservation area are former cotton spinning mills located adjacent to the Rochdale Canal, and that the juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world.
- 5.15 Although the area is dominated by the mill buildings, it also contains other listed buildings of differing character including early local authority housing, such as Victoria Square, and religious and other public building such the Church of St Peter and the Crown and Kettle Public House. The overriding character of the area is however industrial and development in more recent years have sought to reflect this characteristic in the detailing and use of materials. Council guidance recognises the importance of the public realm and notes that the maintenance of road surfaces, kerbstones and street lighting, together with vacant site enclosures and hard and soft landscaped areas will also be essential. The guidance also notes that 'The use of unused and under-used buildings and spaces for appropriate purposes will generally be considered as a priority in order to ensure continued activity in the area and its local economy'. It goes on to state that 'Although trees are not presently dominant features in the Ancoats Conservation Area, future enhancement schemes and

alterations to the area should consider trees to be more important elements in the landscape.'

Waste Storage and Collection Guidance for New Developments (2017)

- 5.16 This guidance contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in domestic and commercial properties. The guidance notes that waste in commercial developments is less easily categorised than household waste therefore in commercial developments the provision and storage requirements will need to reflect the collection frequency and specific requirements of the selected contractors. All waste should be containerised and stored off the public highway.

6. Planning Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, 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 and Heritage matters
- Ecology and biodiversity benefits
- Highways
- Construction Management
- Accessibility and Relationship with the footway
- Crime and security matters
- Waste Management and Servicing

The principle of the development

6.2 The proposed development relates to access improvements and landscaping enhancement works. The works will significantly improve the function and appearance of the application site which will form an entrance point for students, staff and visitors to Ada National College for Digital Skills.

6.3 At present the area is effectively a tarmacked car park which people must walk across to access the main entrance to the building. This entrance only has stepped access and there is no level access into the building. The area does not possess any visual appeal or make a positive contribution to the wider public realm. The application proposals will look to address these issues and create an attractive and welcoming entrance to Ada. The proposals also meet functional requirements for bin and bike storage, and include a disabled car parking space. The development includes extensive soft landscaping which will provide ecology and biodiversity benefits, thereby aligning with the principles of the Manchester Green and Blue Infrastructure Strategy and the NPPF.

- 6.4 The proposals also recognise the importance of the public realm within the Ancoats Conservation Area, with high quality hard and soft landscaping being provided which reflects the site context and industrial character of Ancoats. In overview the development proposal is considered acceptable in principle and will deliver a number of planning benefits, aligning with provisions of the NPPF and Core Strategy policy SP1. Other key planning considerations associated with the development are assessed in the remainder of this section under the headings below.

Potential amenity impacts for adjacent uses

- 6.5 The proposed landscape works will significantly enhance the appearance of the area and will make a positive contribution to the street scenes of Gun Street and Blossom Street. The works will improve the visual amenity of the area and make a positive contribution to the high quality public realm found in this part of Ancoats.
- 6.6 The proposals will not have any direct impact on amenity. Only low level lighting is proposed around the site which will not cause any amenity impacts in terms of glare or disturbance.
- 6.7 For the above reasons the proposals are in accordance with Core Strategy policy DM1 and relevant provisions of the NPPF.

Design and Heritage matters

- 6.8 The design of the proposals is based on an understanding of the site's character and context, taking into account the character and appearance of the Ancoats Conservation Area and the existing public realm in the vicinity. The proposals reflect these existing characteristics through the selection of high quality hardstanding materials. The proposals also feature Corten planters which reflect the industrial heritage of Ancoats. The planters will be filled with a broad range of plants that will be visually attractive and will deliver biodiversity benefits. Bench seating will be incorporated into the planting and will provide an informal space which could serve as a meeting point or break out space for building users. Decorative lighting will further enhance the appearance of the space.

- 6.9 Overall it is confirmed that the proposed development is of a high quality design, and will enhance the surrounding environment and make a positive contribution to the public realm and the Ancoats Conservation Area. On this basis the proposals are consistent with Core Strategy policies DM1, EN1, EN3 and DC18.1; the Council's online Ancoats Conservation Area Guidance, and provisions of the NPPF.

Ecology and biodiversity benefits

- 6.10 The application area is currently largely hardstanding tarmac and does not have any ecological / 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 robust and appropriate for a City Centre environment. Any maintenance of the soft landscaping is anticipated to be minimal and will be undertaken / managed by Ada. 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

- 6.11 As noted, at present visitors to the building have to walk across the car park to the main entrance. There is no dedicated pedestrian route and the current arrangement is not ideal from a highway safety perspective. The site currently accommodates space for five cars although the arrangements are somewhat ad hoc and not defined. Given the highly accessible and sustainable city centre location, together with the requirements of Ada, it is not considered necessary to retain this level of car parking. Staff, students and other visitors are expected to travel to the premises via public transport, whilst Sheffield stands are also provided for those arriving by bike. The proposals will however provide a disabled parking bay located parallel to Gun Street for any visitors requiring such provision. Signage will identify that this space is for the private use of visitors to Ada and not for general use. In addition to the above it is recognised that there is on street car parking available in the vicinity of the site, such as on Redhill Street and George Leigh Street, whilst there is a SIP car

park (140 spaces) located on Gun Street. Having regard to the above it is not considered that the loss of four car parking spaces from the site will have any material highway impact. 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 T2, and relevant provisions of the NPPF.

Construction Management

- 6.12 The application is supported by a Construction Management Plan prepared by Dragonfly Contracts Ltd. 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.

Accessibility and Relationship with the footway

- 6.13 As noted previously, 16 Blossom Street does not currently benefit from level disabled access. This is an essential requirement for Ada to ensure the college is fully accessible to students, staff and other visitors. The proposal will directly address this requirement by providing a ramped access up to the main entrance to the college. The ramp has been designed with an appropriate gradient and with suitable landing areas. In addition to the ramp the proposals incorporate tactile surfacing, varied materials, lighting and railings which will improve the access for all including ambulant disabled. Based on the above it is confirmed that the proposals will enhance the access to the building for all and therefore align with Core Strategy policies DM1 and CC10; Saved UDP policy DC22; Design for Access 2; and provisions of the NPPF.
- 6.14 The landscape proposals will extend beyond the demise and take in the footway of Gun Street with resurfacing proposed to be undertaken at the applicant's expense. The resurfacing is anticipated to comprise pavers which reflect the high quality surfacing present within this part of Ancoats.

Crime and security matters

- 6.15 The proposals have been designed with crime and security in mind. The proposals retain an open character to the area ensuring that they do not create any hidden areas which could promote anti-social behaviour, whilst benefiting from passive surveillance from the street and surrounding buildings. Decorative lighting will also be provided and will avoid the creation of dark areas which could be susceptible to crime. High quality and robust materials are used for all installations which are suitable for a City Centre environment. A lockable bin store is provided. Sheffield stands are also provided which allow for the securing of the frame of a bike. These are positioned within the sightline of the main entrance, and will also have 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

- 6.16 As part of the proposals an enclosed bin store will be provided. This will allow for safe and secure storage of 2no. 1100L wheeled bins. The provision of a bin store will improve the existing open storage of bins which currently takes place. One bin will be provided for general waste, with the other for mixed recycling (card/paper, glasses and cans). The college does not include a canteen for students / staff and as a technology / digital skills college any waste generation will be minimal. The waste capacity has been carefully considered by Ada, taking into account waste generation at their other sites. A contract with a local waste contractor will be entered into for weekly collections. In the unlikely event that more waste is generated than anticipated, then the frequency of collections can be increased accordingly. Internally, waste will be stored within individual bins within teaching rooms / offices and emptied into the external bins by Ada staff. The external bin store will be lockable with waste collection crews being provided with a key to allow for direct collections to take place. Waste collection vehicles will temporarily park on Blossom Street / Gun Street whilst bins are emptied and returned to the store. For the above reasons the proposals are considered acceptable from a waste management perspective and in

accordance with Core Strategy policies DM1 and EN19; MCC's Waste Management Guidance; and relevant provisions of the NPPF. A Waste Management Strategy has also been submitted as part of the application in accordance with the Council's validation checklist.

7. Conclusion

- 7.1 The proposed development will deliver landscape and access enhancements. As has been demonstrated in this Planning and Heritage Statement, the proposals accord with all relevant national and local planning policies and will deliver a series of benefits.
- 7.2 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.