



Red Bank – Development Specifications

Outline and Detailed Applications

February 2023

Contents

Red Bank Outline Planning Application.....	3
1. Introduction	3
2. Outline Application Area	3
3. Type of Planning Application.....	3
4. Quantum of Residential Development	4
5. Residential Mix	4
6. Quantum of Non-Residential Uses.....	4
7. Quantum of Clubhouse Buildings	5
8. Quantum of Health Centre Use	5
9. Quantum of Primary School Use	6
10. Quantum of Cycle Parking.....	6
11. Quantum of Car Parking	6
Detailed Planning Application for NT02-04.....	7
12. Introduction	7
13. Detailed Application Area	7
14. Quantum of Residential Development	7
15. Clubhouse Accommodation Schedule.....	8
16. Quantum of Non-Residential Uses.....	9
17. Residential Mix Schedule	9
18. Quantum of Cycle Parking.....	10
19. Breakdown of Car Parking.....	10

Appendices

Appendix 1	Red Edge Location Plan (Outline Application)
Appendix 2	Suite of Outline Parameter Plans
Appendix 3	Schedule of Application Submission Documents (Outline Application)
Appendix 4	Use Class Schedule of Non-Residential Uses (Outline Application)
Appendix 5	Schedule of Application Submission Documents (Detailed Application)
Appendix 6	Red Edge Location Plan (Detailed Application)
Appendix 7	Use Class Schedule of Non-Residential Uses (Detailed Application)

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For and on behalf of Avison Young (UK) Limited

Red Bank Outline Planning Application

1. Introduction

- 1.1 This Development Specification has been prepared by Avison Young ('AY') and Maccreanor Lavington ('MLM') on behalf of Far East Consortium ('FEC') to inform the preparation of the technical assessments to support an outline planning application proposed residential led mixed use development at Red Bank, Manchester.
- 1.2 The Development Specification provides details covering:
- Outline Application Area
 - Type of Planning Application
 - Quantum of Residential Development
 - Indicative Residential Mix
 - Quantum of Non-Residential Uses
 - Quantum of Clubhouse Buildings
 - Quantum of Health Centre Use
 - Quantum of Primary School Use
 - Quantum of Cycle Parking
 - Quantum of Car Parking
- 1.3 The Development Specification for each component is provided below.

2. Outline Application Area

- 2.1 The outline application boundary as drawn on the Site Edge Red Location Plan attached at **Appendix 1** extends to 10.29 hectares (25.41 acres).
- 2.2 Please note that the boundary is subject to legal review in February 2023 and as a result there could be minor changes which revise the site area. The final site area will be confirmed once the legal process is complete.

3. Type of Planning Application

- 3.1 The type of planning application will be an outline planning application with all matters reserved.
- 3.2 Approval will be sought for the suite of Parameter Plans attached at **Appendix 2** which should be used for undertaking the technical assessments. The suite of Parameter Plans include:
- Parameter Plan P1 – Development Plots and Public Realm
 - Parameter Plan P2 – Movement
 - Parameter Plan P3 – Use
 - Parameter Plan P4 – Maximum Building Heights
 - Parameter Plan P5 – Site Levels

- 3.3 An Illustrative Masterplan will be submitted with the outline planning application which shows a potential configuration of the proposed development. The Illustrative Masterplan will not be for approval. An Indicative Phasing Plan will also be submitted with the planning application which will show the phases referred to in the EIA Strategy Note. A condition will be imposed on the outline planning permission which requires the submission of a Detailed Phasing Plan.
- 3.4 The suite of documents required in support of the outline planning application is provided at **Appendix 3**.

4. Quantum of Residential Development

- 4.1 The outline planning application will seek approval for *up to* 3,250 residential units (use classes C3 and C2) across the site.
- 4.2 Parameter Plan P3 – Use defines the residential development as follows:
- Development plot use class C3 (predominately) or C2 (yellow colour)
 - Ground floor frontage use class C3 (predominantly) or C2 (light brown colour)
 - Ground floor frontage either use class F1(a), C3 or C2 (green colour)
 - Ground floor frontage either use class E, F1(a), SG or C2/C3 entrance / residential amenity (red colour)
 - Ground floor frontage either use class E, F, SG or C2/C3 entrance / residential amenity (light blue colour)
 - Development plot either (predominantly) use class F1(a), C3 or C2 (yellow and green stripped)
 - Development plot (predominately) use class C3 or C2 with non-residential uses up to second floor to include uses classes E, F and SG (yellow with green hatch)

5. Residential Mix

- 5.1 Manchester City Council ('MCC') has requested that Residential Mix forms part of the Development Specification. For the purpose of preparing this outline planning application, the residential mix is:

Table 1: Outline Application Residential Mix

Property Size	Amount
1 Bedroom Property	24.5%
2 Bedroom Property	63.3%
3 Bedroom Property	12.1%

6. Quantum of Non-Residential Uses

- 6.1 A mix of uses are proposed as part of the development. Attached at **Appendix 4** is a Use Class Schedule of Non-Residential Uses for which outline planning permission is sought.
- 6.2 The outline planning application will seek approval for the following amounts of class E, F and Sui Generis uses as specified on the schedule at Appendix 4:

Table 2: Outline Non-Residential Uses Quantum

Floor Area	Use Classes E, F and Sui Generis
Gross Internal Area	Up to 6,300 sq m
Gross External Area	Up to 7,000 sq m

6.3 Parameter Plan P3 – Use defines the residential development as follows:

- Ground floor frontage either use class E, F1(a), SG or C2/C3 entrance / residential amenity (red colour)
- Ground floor frontage use class E, F or SG of C2/C3 entrance / residential amenity (light blue colour)
- Ground floor outdoor market (use classes E and SG)
- Development plot (predominately) use class C3 or C2 with non-residential uses up to second floor to include uses classes E, F and SG (yellow with green hatch colour)

7. Quantum of Clubhouse Buildings

7.1 Standalone clubhouse buildings are proposed which will provide amenity for the residents of the development.

7.2 The outline planning application will seek approval for:

Table 3: Outline Clubhouse Buildings Quantum

Floor Area	Clubhouse Residents Amenity
Gross Internal Area	Up to 3,250 sq m
Gross External Area	Up to 3,600 sq m

8. Quantum of Health Centre Use

8.1 The outline planning application will seek approval for health centre uses (Use Class E) as follows:

Table 4: Outline Health Centre Use Quantum

Floor Area	Health Centre Uses (Use Class E)
Gross Internal Area	Up to 3,250 sq m
Gross External Area	Up to 3,600 sq m

8.2 Parameter Plan P3 – Use defines the residential development as follows:

- Ground floor frontage use class E, F or SG of C2/C3 entrance / residential amenity (light blue colour)
- Development plot (predominately) use class C3 or C2 with non-residential uses up to second floor to include uses classes E, F and SG (yellow with green hatch colour)

9. Quantum of Primary School Use

9.1 The outline planning application will seek approval for a primary school (Use Class F1(a)) as follows:

Table 5: Outline Quantum of Primary School Use

Floor Area	Primary School (Use Class F1(a))
Gross Internal Area	Up to 2,750 sq m
Gross External Area	Up to 3,000 sq m

9.2 Parameter Plan P3 – Use defines the residential development as follows:

- Ground floor frontage either use class F1(a), C3 or C2 (green colour)
- Ground floor frontage either use class E, F1(a), SG or C2/C3 entrance / residential amenity (red colour)
- Development plot either (predominately) use class F1(a), C3 or C2 (yellow and green stripped)

10. Quantum of Cycle Parking

10.1 The amount of cycle parking proposed as part of the outline planning application is:

- 1 secure cycle space per residential property (total *up to* 3,250 cycle spaces)

11. Quantum of Car Parking

11.1 The amount of car parking proposed as part of the outline planning application is 12% which comprises:

- Up to 325 spaces for the residential development proposed by the outline application
- Up to 25 spaces for the non-residential development proposed by the outline application
- 75 spaces for the proposed NT02-NT04 full application

Detailed Planning Application for NT02-04

12. Introduction

- 12.1 This Development Specification has been prepared by Avison Young ('AY'), Hawkins Brown and Maccreanor Lavington Architects ('MLA') on behalf of Far East Consortium ("FEC") to inform the preparation of the technical assessments to support the detailed planning application proposing residential led development at Plots NT02-04.
- 12.2 The Development Specification provides details covering:
- Detailed Application Area
 - Residential Accommodation Schedule
 - Clubhouse Accommodation Schedule
 - Non-Residential Uses Accommodation Schedule
 - Residential Mix Schedule
 - Quantum of Cycle Parking
 - Quantum of Car Parking
 - Breakdown of Car Parking between Plots
- 12.3 The Development Specification for each component is provided below.
- 12.4 The suite of documents required in support of the detailed planning application is provided at **Appendix 5**.

13. Detailed Application Area

- 13.1 The detailed application boundary as drawn on the Site Edge Red Location Plan attached at **Appendix 6** extends to 2.7 hectares (6.67 acres).
- 13.2 Please note that the boundary is subject to legal review in February 2023 and as a result there could be minor changes which revise the site area. The final site area will be confirmed once the legal process is complete.

14. Quantum of Residential Development

- 14.1 The detailed planning application will seek approval for 1,550 residential units (use classes C3) across the three plots.
- 14.2 The breakdown of units between plots is as follows:

Table 6: Detailed Residential Development Quantum

Plot	Residential Development Quantum
NT02	316
NT03	577
NT04	656
Total Full	1,549

15. Clubhouse Accommodation Schedule

- 15.1 A clubhouse providing a combination of residents' amenity space and commercial uses (Use Class E, F and Sui Generis) will be provided at NT02. The detailed planning application will seek approval for the total size of the clubhouse building as follows:

Table 7: Detailed Clubhouse Building Total Quantum

Floor Area	Clubhouse: Total Area
Gross Internal Area	2,155 sq m
Gross External Area	2,257 sq m
Net Internal Area	1,467 sq m

- 15.2 As stated above, within the clubhouse building there will be a combination of residents' amenity space and commercial uses (Use Class E, F and Sui Generis) which is broken down as follows:

Clubhouse Resident Amenity Use

- 15.3 Part of the clubhouse will be solely for residents' use. It will provide functions such as: Gym/fitness/wellness studio, communal kitchen, cinema, launderette, library, gaming room, workspace, podcast room, pitch theatre, café/bar, table sports room and arts & crafts. The total size of the clubhouse which is only accessible to residents as amenity area is:

Table 8: Detailed Clubhouse Building Resident Amenity Quantum

Floor Area	Clubhouse: Resident Amenity Area
Gross Internal Area	1,721 sq m
Gross External Area	1,804 sq m
Net Internal Area	1,125 sq m

Clubhouse Non-Residential Use

- 15.4 Part of the clubhouse proposed on ground, first and sixth floor levels will provide non-residential, commercial uses (Use Class E, F and Sui Generis) and will be accessible to the public. Attached at **Appendix 7** is a Use Class Schedule of Non-Residential Uses for which detailed planning permission is sought. The total size of the clubhouse which will be non-residential commercial uses and accessible to the public is:

Table 9: Detailed Clubhouse Building Non-Residential Use Quantum

Floor Area	Clubhouse: Non-Residential Use
Gross Internal Area	434 sq m
Gross External Area	452 sq m
Net Internal Area	341 sq m

- 15.5 The extent of non-residential uses proposed in the Clubhouse is also provided within the total extent of non-residential uses proposed for which full planning permission is sought. The total extent of non-residential uses proposed across the NT02-NT04 development is provided in the following section.

16. Quantum of Non-Residential Uses

- 16.1 A mix of uses are proposed as part of the development. Attached at **Appendix 7** is a Use Class Schedule of Non-Residential Uses for which detailed planning permission is sought.
- 16.2 Plots NT02-04 will include provision of flexible non-residential floorspace units providing for Use Classes E, F or Sui Generis uses. A breakdown of the uses between plots is set out below and includes the non-residential uses proposed in the clubhouse which is accessible to the public:

Table 10: Detailed Non-Residential Uses Total Quantum

Plot	GIA	GEA	NIA
NT02	434 sq m	452 sq m	341 sq m
NT03	966 sq m	1,086 sq m	895 sq m
NT04	694 sq m	745 sq m	623 sq m
Total Full	2,094 sq m	2,283 sq m	1,859 sq m

17. Residential Mix Schedule

- 17.1 For the purpose of the detailed planning application, the proposed residential mix is as follows:

Table 11: Detailed Residential Mix

Plot	1 bed	2 bed	3 bed
NT02	124	184	8
NT03	230	306	41
NT04	285	339	32
Total Full	639 (41%)	829 (54%)	81 (5%)

18. Quantum of Cycle Parking

18.1 The amount of cycle parking proposed as part of the detailed planning application is:

- NT02 = 316 cycles no
- NT03 = 577 cycles no
- NT04 = 656 cycles no

19. Breakdown of Car Parking

19.1 The amount of car parking proposed for the detailed application is:

Table 12: Detailed Proposed Car Parking Spaces

Plot	Podium (Residents only)		Dulwich Street (private estate) – Residents only		Total Residential Car Parking Spaces (%)	Dulwich Street (private estate) – Visitors		Dantzic & Dalton Street (adopted highways) – Visitors		Total Visitor Spaces
	Standard	Accessibl e	Standard On-Street	Accessibl e On- Street		Standard On-Street	Accessible On-Street	Standard On-Street	Accessible On-Street	
NT02	0	0	0	0	0 (0%)	0	1	0	0	1
NT03	37	3	0	0	40 (7%)	0	1	0	1	2
NT04	41	2	18	5	66 (10%)	0	0	12	1	13
Total Full	78	5	18	5	106 (7%)	0	2	12	2	16

Appendix 1

Red Edge Location Plan (Outline Application)

Appendix 2

Parameter Plans

Suite of Outline

Appendix 3

Schedule of Application

Submission Documents (Outline Application)

Appendix 4

Use Class Schedule of
Non-Residential Uses (Outline Application)

Appendix 5

Schedule of Application

Submission Documents (Detailed Application)

Appendix 6

(Detailed Application)

Red Edge Location Plan

Appendix 7

Use Class Schedule of
Non-Residential Uses (Detailed Application)

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