



Planning Statement

City Centre Campus – Phase 2

On behalf of the LTE Group

March 2023

Contents

Executive Summary.....	3
1. Introduction.....	4
2. The Site and Surroundings.....	7
3. Development Proposals.....	12
4. Consultation with the LPA and Neighbouring Landowners.....	18
5. Planning Policy Framework	22
6. Strategic and Regenerative Context.....	29
7. Planning Assessment	31
8. Heritage Assessment.....	35
9. Environmental and Technical Considerations	37
10. Scheme Benefits	41
11. Summary and Conclusions.....	43

Appendices

Appendix I Schedule of Submission Plans and Documents

Appendix II SRF Compliance Summary

Report title: Planning Statement

Prepared by: RM/EH/JW

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For and on behalf of Avison Young (UK) Limited

Executive Summary

This Planning Statement has been prepared by Avison Young in support of a full planning application submitted by The LTE Group ("the Applicant") for Phase 2 of its new City Centre Campus for The Manchester College and UCEN Manchester at the corner of Great Ducie Street and New Bridge Street. Phase 2 proposes construction of a new Centre of Excellence for Business and Professional Services. This will be attached to its existing facility providing a Centre of Excellence for Digital and Creative Industries (Phase 1), which was completed in September 2022.

The Manchester College is part of the LTE Group, an integrated education and skills group comprising five key organisations. The Manchester College, along with UCEN Manchester (higher education from levels 4-7), represent one of the largest Further Education (FE) colleges in the country and are the largest provider of courses for 16-18 year olds, Higher Education (HE) and adult education in the Greater Manchester region.

The LTE group has set itself an ambitious plan to reshape its delivery to meet the changing educational and skills needs of Greater Manchester and the wider region. A key part of this has been the identification of an ambitious redevelopment and rationalisation strategy for the College's estate. The long-term aim is to consolidate the existing 14 locations onto just 5 main campuses whilst transforming the curriculum and accommodation to meet the specific economic and skills needs of the Greater Manchester area. In doing so, the College is also aiming to achieve significant space efficiency savings, reducing the total Gross Internal Floor Area (GIA) occupied by the College from over 100,000m² to less than 70,000m².

The new City Centre Campus represents a key element of this plan. LTE Group is providing a major new build campus for The Manchester College and UCEN. The City Centre Campus is being delivered in two phases with this application being solely for Phase 2. The principle of a new college campus at the site is clearly embedded within Manchester's wider regeneration objectives, which include the Former Boddingtons Site Strategic Regeneration Framework (SRF) (2019), and also through the previous grant of planning permission for Phase 1, which opened its doors to students in September 2022. The proposed development of Phase 2 will create significant social, investment and regeneration benefits in full accordance with the City Council's policy aspirations for this area.

A comprehensive suite of technical studies/reports is submitted with the planning application, which demonstrate that there are no environmental or technical reasons which should preclude the proposed development. The proposals accord with the adopted Development Plan when taken as a whole and therefore constitute 'sustainable development' within the context of the National Planning Policy Framework (NPPF) (revised July 2021).

The proposed development will deliver a further phase of high-quality educational floorspace in a sustainable City Centre location. It would significantly improve this important site in a gateway location to the City Centre, and will give rise to important social benefits and substantial economic and regeneration benefits.

1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young in support of a full planning application on behalf of the LTE Group ("the Applicant") for Phase 2 of its new City Centre Campus for The Manchester College and UCEN Manchester at the corner of Great Ducie Street and New Bridge Street. Phase 2 proposes to construct a new Centre of Excellence for Business and Professional Services, attached to its existing facility providing a Centre of Excellence for Digital and Creative Industries (Phase 1), which was completed in September 2022.
- 1.2 Phase 1 occupies the prominent corner of the site; opposite Manchester Arena and it is the intention for Phase 2 to abut the north facade of Phase 1 to complete the City block and deliver the full extent of The Manchester College and UCEN Manchester's City Centre campus.
- 1.3 The detailed description of development on the planning application forms reads as follows:
- "Erection of new educational facility (Use Class F1(a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works."*
- 1.4 This Planning Statement assesses the proposed development against the relevant local and national planning policy framework and other material considerations, including the NPPF, within the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Structure of Statement

- 1.5 The Planning Statement considers a range of principal matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:
- **Section 3.0:** provides a description of the site, the surrounding area and relevant planning history;
 - **Section 4.0:** describes the proposed development;
 - **Section 5.0:** details the pre-application engagement exercise undertaken by the applicant with neighbouring land owners and their feedback;
 - **Section 6.0:** sets out the statutory Development Plan for the area and other material planning considerations against which the planning application should be assessed;
 - **Section 7.0:** considers the relevant Strategic Regeneration Frameworks (SRFs) relevant to the site;
 - **Section 8.0:** assesses the proposed development against the relevant planning policy context and in light of other material considerations;
 - **Section 9.0:** summarises the relevant environmental and technical considerations associated with the site and proposed development;
 - **Section 10:** outlines the key social, economic and environmental benefits associated with the development;
 - **Section 11:** sets out why the proposed development accords with the statutory Development Plan and should be approved without delay.

Supporting Material

1.6 This application is accompanied by a comprehensive suite of supporting documents and drawings, as set out below:

- Application form, notices and certificates;
- Application covering letter (Avison Young dated 16 March 2023);
- Full suite of planning application drawings (prepared by Bond Bryan);
- 3D Visual Images (prepared by Bond Bryan);
- Design and Access Statement (Bond Bryan dated February 2023) (Ref: CCPH2-BBA-XX-XX-RP-A-0005-S2-PO3) including:
 - Servicing Strategy; and
 - Landscaping Proposals
- Archaeological Assessment (Orion Heritage, dated May 2019) including:
 - 2019 Archaeological DBA
 - Correspondence with GMAAS agreeing the WSI and signing off subsequent on-site investigations
 - Decision Notice ref: CDN/20/0765 confirming discharge of archaeology condition
- Ecology Assessment and BNG Calculation (Ascerta dated January 2023);
- Framework Construction Management Plan (Willmott Dixon dated February 2023);
- Circular Economy Statement (BDP dated January 2023) (Ref: CCPH2-BDP-XX-XX-RP-Y-0802 Rev. P02)
- Crime Impact Statement (Greater Manchester Police dated March 2023);
- Drainage Strategy (Aecom dated 10th March 2023), including:
 - 2019 FRA and Drainage Strategy Report (Scott Hughes, dated June 2019);
- Education Statement (TMC dated February 2023);
- Environmental Standards Statement (BDP dated February 2023) (Ref: CCPH2-BDP-XX-XX-RP-Y-0801 Rev. P02);
- Flood Risk Assessment (Ridge dated 16th March 2023);
- Ground Conditions Reports (LK Group);
- Local Labour Agreement Acceptance Form (Avison Young dated 2 March 2023);
- Planning Statement (Avison Young dated March 2023) including:
 - Chapter on Heritage Impacts;

- Blue and Green Infrastructure Statement;
- Chapter on Adjacent Land Owner Consultation;
- Planning Noise Assessment Report (Hoare Lea 22nd February 2023);
- Transport Statement and Travel Plan (SK Transport) (Ref: 230201/SK222107/TA01(-00)).
- Fume Extraction/ Ventilation Strategy (BDP dated 14th February 2023) (Ref: P3000166); and
- Waste Management Plan (Ref: TMCP2-BBA-XX-XX-PP-A-9001 Rev. P03).

Drawings

- 1.7 A full suite of planning drawings is submitted, including location plan, site layout plans, elevations, sections, landscape and access plans. An Application Drawing Schedule is enclosed with the submission and included at **Appendix 1**.

Stakeholder Engagement

- 1.8 Pre applications discussions for Phase 2 were undertaken with MCC on Wednesday 14th December 2022. Constructive discussions have been held regularly between different neighbouring land owners in order to provide the best standard of development. The Manchester Collage (TMC) has held discussions with the AO Arena Team, Salboy and Latimer by Clarion Housing Group regularly in 2022 and have continued these into 2023.
- 1.9 The proposals have been discussed internally between Manchester Collage and UCEN and have also subject to pre-application discussions with MCC officers.
- 1.10 Pre-application discussions with Greater Manchester Police (GMP) were undertaken during Phase 1 and the principles suggested during their discussions have been applied to Phase 2.

2. The Site and Surroundings

The Site

- 2.1 The site is located in the area of Strangeways, north of Manchester City Centre, next to the Manchester Arena and Victoria Station. The site measures approximately 0.3 hectares (0.71 acres) and is located on the edge of the City Centre boundary. The extent of the application site is shown edged red below.

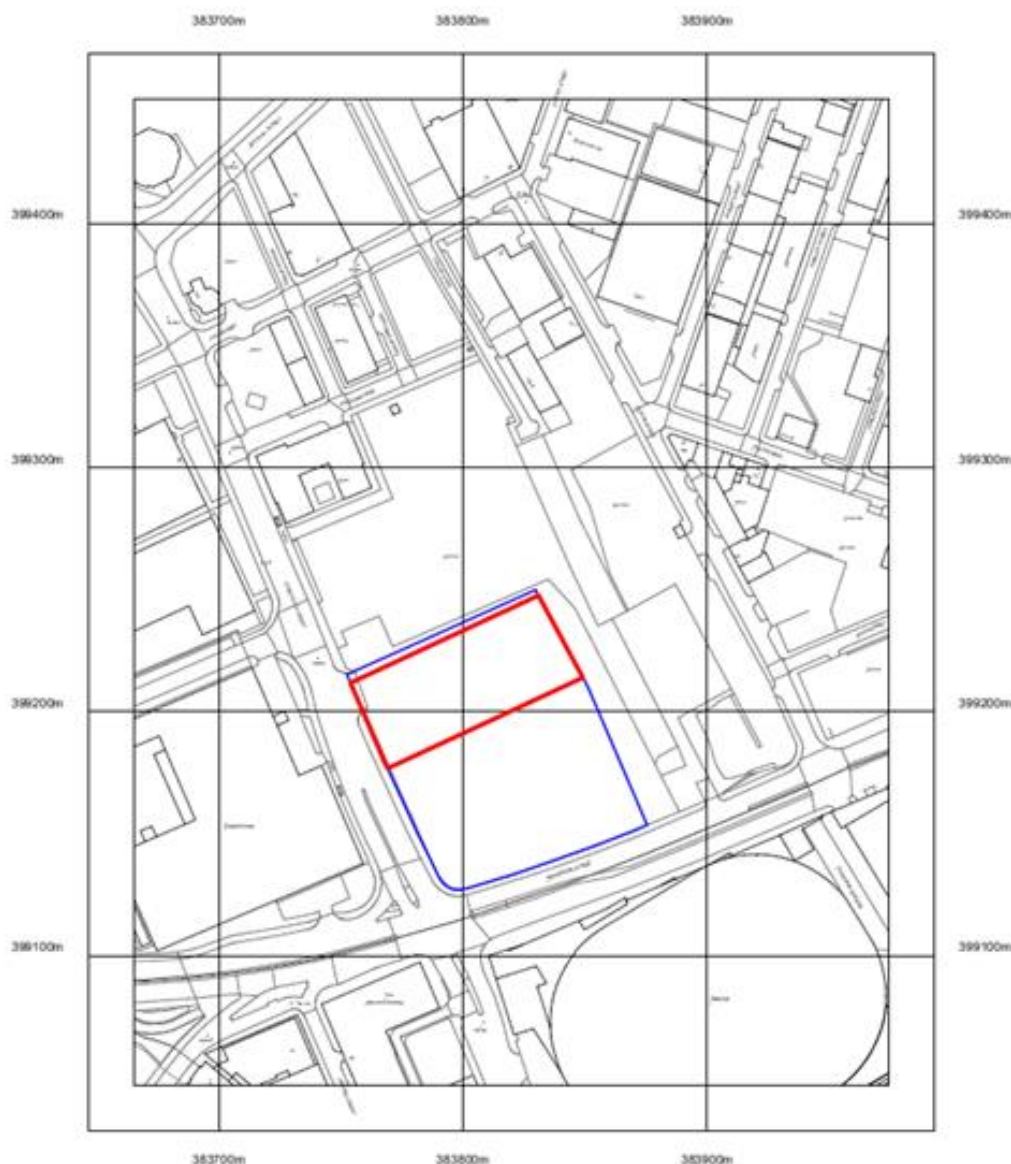


Figure 1: Site Location Plan in Red.

- 2.2 Phase 1 occupies the prominent corner of the site, bound by Great Ducie and New Bridge Street, opposite Manchester Arena. It is the intention for Phase 2 to abut the north facade of Phase 1 to complete the City block.
- 2.3 The site is within the Boddingtons Strategic Regeneration Framework (SRF) area, which is itself within the Great Ducie Street SRF area. It is located at a prominent corner at the junction of two main streets along the Inner Ring Road.
- 2.4 The recently completed Phase 1 site now makes up the southern boundary of the application site. It is bound to the north and east by existing surface car parks and by Great Ducie Street to the west.

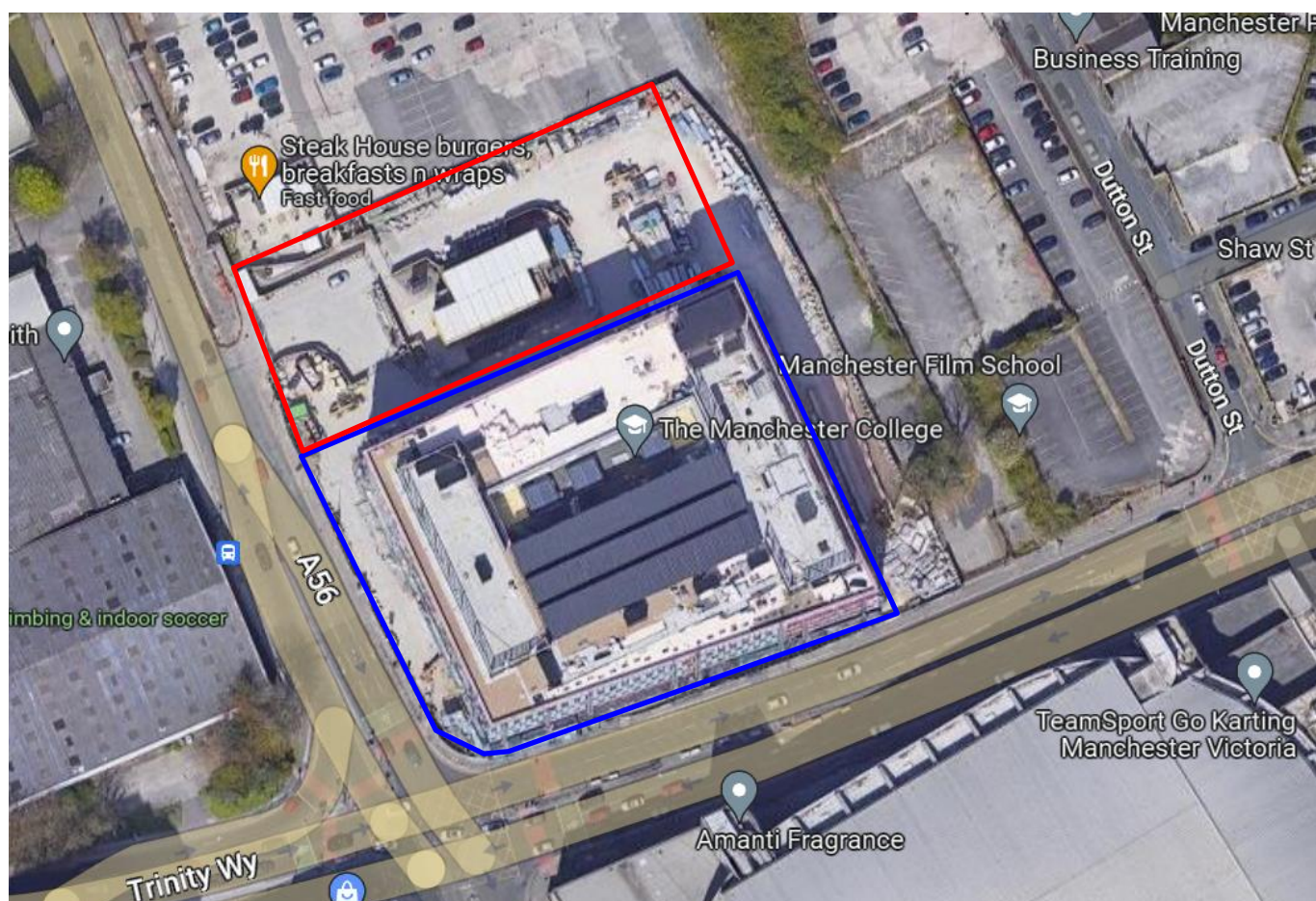


Figure 2: Aerial View of Site Edged in Red and Phase 1 Edged in Blue

- 2.5 The small parcel which has yet to be developed next to Phase 1 represents previously developed land and currently comprises of external social space for students, cycle parking, refuse storage, service bay and accessible parking spaces which have been delivered as part of Phase 1. This will all be re-provided as part of Phase 2. There is little by way of vegetation within the application site boundary.

Statutory Designations

- 2.6 Regarding statutory designations:

- **Heritage** – the site is not within a Conservation or directly affected by any heritage assets. Listed buildings are present within the wider surrounding area, including Strangeways prison to the north, of which the main prison block is Grade II listed.
- **Flood Risk** – the site falls within Flood Zone 2 (medium risk).
- **Trees** –there are some street trees planted along the footway within Great Ducie Street, delivered as part of Phase 1, however there are no trees on site.
- **Rights of Way**- the site is not affected by any public rights of way.

Surrounding Area

- 2.7 The surrounding area currently has a predominantly industrial character with light industry, warehouses and small manufacturing companies comprising the immediate environment. Other surrounding uses include, a hotel (Travelodge located to the north of the site), residential development

(Tempus Tower located to the south west of the site) and retail units. Besides the Phase 1 building the site is also located immediately adjacent to the Manchester Arena and is approximately 300m from Strangeways Prison which is situated to the north-east of the site.

- 2.8 As set out in the planning history table at paragraph 3.15 below, there is an emerging regeneration context within the local area of planning applications which have recently been submitted to or approved by the City Council for mixed-use and/or residential development. These include the approved 17 storey and 23 storey towers (Ref: 118831/FO/2018) to form 556 residential units and ground floor commercial space located directly adjacent the site to the east on the former Boddingtons Brewery Site ('Old Brewery Gardens'),
- 2.9 A further residential scheme (Ref:132416/FO/2021) for a part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments was approved in June 2022. This was located at land bounded by the Travelodge immediately to the north of the Phase 2 application site.
- 2.10 The site is approximately 300m from Victoria Station. As one of the main transport hubs in the City Centre this station experiences high volumes of traffic/ passenger numbers from commuters and visitors to the city, and also in connection with the adjoining Manchester Arena and the tourism this promotes.
- 2.11 The Inner Ring Road, specifically New Bridge Street borders Phase 1 of the site which is another key arterial route in Manchester. This ring road represents the edge of the City Centre and connects the site to both the rest of the City, and the wider road network, including leading onto key motorway junctions.

Accessibility

- 2.12 The site is located in a highly accessible location, well connected to surrounding areas by a comprehensive network of pedestrian routes.
- 2.13 There are a number of rail stations within the City Centre, all of which are accessible either on foot, by bicycle or by connecting bus or Metrolink services from the site. The closest rail station is Manchester Victoria, located approximately 300m to the south-east of the site, which also provides Metrolink and bus services/ connections. The station is therefore easily walkable via the footways along New Bridge Street and Victoria Street.
- 2.14 There are also a number of bus stops located nearby the site, the closest of which is located directly adjacent on Great Ducie Street. The 59 bus service runs from this stop and connects the site to the major bus interchange hub located at Shudehill, which is served by a plethora of other bus services connecting the majority of the Greater Manchester area. Other buses which stop near the site include the 17, 41 or 67 services.

Planning History in the Immediate Surrounding Area

- 2.15 A desk based search was conducted to find the relevant planning history of the immediate surrounding area. The findings of this search are detailed in the table below:

Reference	Description	Address	Status	Decision Date
132416/FO/2021 Applicant: Latimer	Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed	Land Bounded By The Travelodge And Surface Level	Approved	30 th June 2022

Developments Ltd.	use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works	Carparking To The North, Further Surface Level Carparking To The East, Manchester College To The South And Bury New Road To The West Manchester		
134547/FO/2022 Applicant: Views (Holdings) Ltd.	Installation of 72 double stacked storage containers for storage and distribution (Use Class B8) together with modification to boundary treatment and other associated works for a temporary 5 year period.	22 Park Street Manchester M3 1ET	Approved (temporary permission)	1 st November 2022
122280/FO/2019 Applicant: Maryland Securities Limited.	Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building	Land Bounded By Great Ducie Street And Mirabel Street Manchester M3 1PJ	Approved	31 st August 2019
118831/FO/2018 Applicant: Prosperity UX	Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building)	Former Boddingtons Brewery Site	Approved	28 th February 2019

Manchester Developments Limited.	to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works	Dutton Street Manchester M3 1LE		
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3. Development Proposals

3.1 The development is proposed via the submission of a full planning application. The application proposals are described in detail within the accompanying Design and Access Statement prepared by Bond Bryan Architects, which should be read in conjunction with this Planning Statement.

3.2 The detailed description of development, as set out on the application forms, is:

“Erection of new educational facility (Use Class F1(a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works.”

Components of Development

3.3 The proposed development will deliver the second phase of a new state of the art educational facility for use by The Manchester College and UCEN Manchester. The scheme is part of the ambitious redevelopment and rationalisation strategy for The Manchester College’s estates. The new campus will consolidate various other educational campuses and buildings across the city into one location, creating a new and exciting educational hub.

3.4 The proposal is to redevelop an area previously delivered as part of Phase 1, comprising of external social space for students, along with cycle parking, refuse storage, service bay and accessible parking spaces. The accessible bays, cycle parking, servicing and refuse storage will all be re provided as part of Phase 2.

3.5 The College has recognised the importance of meeting the specific needs of industry partners, with particular importance given to the likely rapid shifts in technologies and skills that will be required over the coming years.

3.6 The new facilities will support the increasing local need for this type of education facility with a series of classrooms and lab spaces to meet the growing demand for business training. The proposed development comprises construction of a high-quality new building (connected to Phase 1) to provide around 5,870m² (GIA) of dedicated facilities to support the needs of the Business and Professional Services curriculum and will include accommodation for 7 main curriculum blocks:

- Access
- Business
- English & Maths (full time)
- ESOL (FE) (ESOL is a high quality internationally recognised qualification in English)
- ESOL (Adult)
- Teacher Education
- Counselling

Design Concept

3.7 The proposed Phase 2 development forms an important part of the wider estate strategy and masterplan for the College, focused on enhancing the quality of the teaching and learning facilities whilst improving space efficiency. A key driver for the proposed location on the campus is therefore

the ability to integrate this phase into the wider specialist and support facilities provided as part of Phase 1, building on existing infrastructure and prominence in this area of the City.

- 3.8 Externally the design seeks to continue the quality and design of the external appearance of Phase 1, to give the impression the developments are 'one large facility'- within each phase, different curriculums are then defined within the overall building envelope.

Efficient and Sustainable

- 3.9 A range of options were considered to meet the additional demand and once the chosen option was established, it was agreed that the scheme design will deliver a number of key benefits including:
- A simple structural frame to provide a spatially efficient and cost-efficient solution;
 - Standardised regular structural grid;
 - Provide flexibility, with its simple form meaning it could be easily converted to suit a range of vocational training needs as required;
 - Arranged to connect with Phase 1 at Ground Floor as a minimum;
 - Maintain the access to the service yard of Phase 1;
 - Relocate lost facilities from Phase 1 (by building Phase 2) such as accessible car parking spaces, cycle and refuge storage;
 - A sense of "what the building is about" on arrival with a subtle differentiation to define the Business School from the Phase 1 Creative Industries building;
 - Careful consideration has also been given to reducing waste associated with the construction process, e.g. using standardised cladding panels wherever possible;
 - Alongside this, in line with the College's aim to reduce the energy demand and carbon footprint of its building, the new facility will utilise sustainable low carbon building services where ever possible.

Floor Plans

Ground Floor

- 3.10 Upon entering the Phase 2 building from the Phase 1 courtyard atrium, users are greeted by generous circulation, social and spill-out spaces, appropriately arranged to cater for the large student influx at key arrival times.
- 3.11 The social space is a double height atrium, which replicates the natural timber materials used within the Phase 1 courtyard, naturally lit by rooflights above. The key space at the front of the building is the performance studio, with full height glazing to provide an active frontage and offer good visibility to outside; this also opens up to combine with the click studio. A click studio is a social enterprise co-working space which provides a better experience for students.
- 3.12 Teaching spaces are arranged along the northern side of the building, with ancillary spaces (containing staffroom, meeting rooms, stores, cafe and toilets) between the social atrium and these teaching spaces.

- 3.13 Two compact stair cores with lifts, staircases, building services risers and toilet facilities travel up through the building, and one of them continues to roof level to access building services equipment.
- 3.14 At the rear of the building are the “back of house” facilities, near the external service yard, containing cycle and refuge storage, water and LV switchroom.

Figure 2: Extract from Ground Floor Plan.



First Floor

- 3.15 The first floor comprises a simple C-shape of learning spaces, with teaching classrooms and PC suites arranged off a central corridor, which are connected at each end by the stair cores.
- 3.16 Meeting spaces and staffrooms are clustered together in two key locations, to offer good passive supervision across the whole floor. Some of these spaces overlook the double height social space below, and some encroach into the Phase 1 footprint (as remodelling works). These predominately relate to alterations to the façade and alterations to the access road and service yard.
- 3.17 The FE Learning Resource Centre (LRC) is positioned in the same location as the Phase 1 LRC, to be remodelled to incorporate an additional quiet study area. The arrangement of the first floor layout encourages occasional glimpses of the double height social space below, which will help to orientate users and reinforce the building’s cohesive identity.
- 3.18 The first floor of the Phase 2 building is connected at two locations to the Phase 1 building, offering good transitional links between the two, with clear circulation routes to forge the two elements together as one.

Second Floor

- 3.19 The arrangement of the first floor is generally replicated on each of the storeys above, which will help to orientate users by the recognition of a familiar layout and logical arrangement of spaces.

- 3.20 A central corridor connects the vertical circulation stair cores, with a simple arrangement of teaching spaces and PC suites accessed off this corridor. Staffroom and meeting spaces are located in the centre, between the corridor and the roof above the double height atrium space.
- 3.21 Access to the lower level roof above the double height social space is provided from both stair cores, where the external roof terrace can be utilised as an external social space.

Third Floor

- 3.22 The third floor follows the same simple arrangement of teaching classrooms (predominantly PC suites at this level) arranged around a central corridor, which connects to the two stair cores.
- 3.23 Staffroom and meeting spaces are arranged together in the centre, offering good visibility and passive supervision. The window fenestration also offers views down to the external roof terrace below.

Fourth Floor

- 3.24 The fourth floor follows the same familiar arrangement of teaching classrooms arranged around a central corridor, which connects to the two stair cores.
- 3.25 Here, larger laboratory spaces are arranged along the complete length of the corridor, with preparation and storage facilities in between; and adjacent teaching classrooms and PC suites.
- 3.26 Staffroom and meeting spaces are arranged together in the centre, offering good visibility and passive supervision across the whole floor. Again, the window fenestration offers views down to the external roof terrace below.

Roof Level

- 3.27 The stair core towards the front of the building continues up to the roof level, offering both stair and lift access to the roof level, in order to maintain all building services equipment (rooftop plant and photovoltaic systems).
- 3.28 Access to the roof level will be controlled for maintenance purposes only. Plant areas will be screened by louvred enclosures and a parapet wall will protect maintenance personnel falls and avoid the need for any man safe systems.

Massing

- 3.29 It is intended that a very similar architectural language that was developed for Phase 1 will be followed for Phase 2 to allow the building to feel as though it is one entity. Several options for external materials with the college were explored, and the College felt that the architecture should reflect the contemporary and forward-looking appearance of Phase 1, but also have its own distinct appearance to this part of the City.
- 3.30 The elevational strategy has been developed further since the RIBA Stage 2 design, aided by further feedback from the college and the Local Authority.

The key design concepts are:

- Simple palette of materials that reflects the City Centre setting.
- Replication of the external palette of Phase 1, comprising brickwork panels, carefully selected locations for glazing, metal panels to windows where required.

- A regular, cost effective and flexible approach that draws on the proportions and architectural language of the area.
- Extensive glazing at street level to showcase the performance studio activities.



Figure 3: Proposed West Elevation From Great Ducie Street with Phase 2 on the Left Hand Side and Phase 1 Right Hand Side.

Appearance and Materiality

- 3.31 Similarly, to Phase 1 the elevational design proposes a modular pattern of windows on a brick facade that alternates on each level, with recessed joints between the panel-like elements to enhance the weaved appearance of the facade.
- 3.32 Simple full height vertical windows offer maximum daylight penetration into the teaching spaces, with a modular regular pattern which allows maximum flexibility for future alterations to the internal layouts.
- 3.33 Coloured metallic panels will provide further layering to the weave pattern of the facade. For spaces that don't require any direct daylight, the glazing will be replaced with a spandrel look-alike panel to maintain the simplicity of the regular facade.
- 3.34 Extensive glazed curtain walling at the lower floor will provide a further shopfront for the College (in addition to the Phase 1 glazed entrance spaces), offering views into the building to showcase the performance activities within, and animating the streetscape.



Figure 4: Phase 2 on The Left Hand Side and Phase 1 on The Right.

Accessibility

- 3.35 All staff, students and visitors will continue to enter the building through the main entrance at the corner of Great Ducie Street and Trinity Way, and into a double height arrival space. Once through the security barriers, the courtyard atrium acts as a transitional space between Phase 1 and Phase 2, helping to orientate users.
- 3.36 There will be a simple design layout to aid ease of wayfinding. As part of the Stage 3 design careful consideration will also be given to the interior design including use of colour and graphics/signage to support ease of navigation within the building.
- 3.37 There will be provision of adjustable furniture where required and Integration of hearing loops.
- 3.38 All access points into the building, including the fire escapes will be provided with level thresholds and ramped access to Approved Document Part M requirements.
- 3.39 Vertical circulation for able-bodied and ambulant disabled users will be provided by two general access stairs. These stairs are designed to ambulant disabled standard to Approved Document M including disabled refuges.
- 3.40 Passenger lifts are provided for users with mobility issues in each stair core with accessible WC's in each of the stair cores and WC blocks.
- 3.41 Modification of accessible parking bays to the service yard is also proposed. There will be six accessible parking spaces provided to serve both Phase 1 and 2.

Summary

- 3.42 This section has provided a summary overview of the development proposals. Further details including a detailed analysis of the proposed scheme design are set out within the submitted Design and Access Statement, which should be read in conjunction with this Planning Statement.

4. Consultation with the LPA and Neighbouring Landowners

- 4.1 This Section provides an overview of the pre-application consultation process with the Council, and dialogue between TMC and other relevant local landowners/ developers prior to the submission of the planning application.
- 4.2 The section is structured into sub-sections and aims to:
- Provide an overview of national and local policy that is relevant to pre-application engagement in Manchester; and
 - Summarise the consultation and stakeholder engagement undertaken for the proposed development.

Planning Policy and Legislative Context

National Planning Policy Framework (2021)

- 4.3 The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The Framework specifically promotes pre-application engagement and the frontloading of consultation: the purpose being to identify issues that can be resolved at the pre-application stage enabling the planning system to function more effectively and efficiently.

Localism Act (2011)

- 4.4 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:
- Decentralisation and strengthening local democracy;
 - Community empowerment; and
 - Re-booting of the planning system including neighbourhood planning.
- 4.5 The Act places a responsibility on applicants to:
- Consult communities, having regard to any advice that their local planning authority may provide;
 - Consider any responses before they finalise proposals and submit their applications; and
 - Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

Manchester City Councils Pre Application Expectations

- 4.6 On 11 June 2018 the Council adopted a refreshed Manchester Statement of Community Involvement ("MSCI") which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester.

- 4.7 For significant development proposals the MSCI encourages developers to involve the community prior to the submission of the planning application. The responsibility is placed upon the developer to ensure that appropriate pre-application consultation is carried out.
- 4.8 The Applicant's approach to pre-application consultation was underpinned by the general principles set out within the MSCI. A summary of consultation activities undertaken by the Applicants is set out in the remainder of this section of the Planning Statement

Pre-Application Engagement Summary

Manchester College/UCEN

- 4.9 Consultation with the College included internal discussions between Manchester College/UCEN. A series of presentations and discussions have been held with the College's leadership and project teams and structured discussions have been held at all stages with representatives of the curriculum and business support teams. In addition, end users were also consulted to ensure that the brief and emerging designs meet the requirements of the College team at all levels.

Manchester City Council

- 4.10 Pre-application discussions were held with Manchester City Council planning officers on Wednesday 14 December 2022 on the draft scheme. Key topics which were discussed are laid out below:
- The principle of development, the proposed uses, the layout, relationship to existing buildings and initial massing options;
 - The design development, massing, materiality and layouts;
 - The latest plans as well as approach to wider public realm and other potential planning obligation contributions; and
 - Proposed environmental strategies and Net Zero Carbon in Operation (Additional Point).
- 4.11 The information presented at these meeting was received positively by officers at Manchester City Council.

GMP: Secure By Design/Counter Terrorism

- 4.12 Greater Manchester Police were consulted on the proposals in regard to design and security. A Crime Impact Statement has been prepared by Greater Manchester Police assessing the development against the principle of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and fear of crime.
- 4.13 The principles suggested in meetings by Secure by Design/ counter terrorism as part of Phase1 have been applied to Phase 2 and include:
- A lockdown plan including secure areas to be developed with the college;
 - External vehicle protection provided at the main entrances and areas where students may congregate;
 - Ventilation systems - Access t and control of ventilation / M&E systems to be considered including ability to close down if necessary;

- External CCTV provided;
- Internal security for night-time locking up. Location of door locks / suiting to be developed;
- Zoning of the building security and alarms to be developed to enable out of hour use; and
- Zoning of the building security and alarms to be developed to enable out of hours use.

Discussions with Neighbouring Land Owners and Key Stakeholders

- 4.1 The proposed development has also been subject to extensive consultation with neighbouring land owners. This section demonstrates the proactive and constructive relationship different neighbouring parties have in order to provide the best standard of development. Discussions were held with the AO Arena Team, Salboy and Latimer by Clarion Housing Group, which are summarised below.

AO Arena

- 4.2 Dialogue took place between The Manchester College and the AO Arena team in December 2022 to understand further the progress on each of their developments and associated timeframes.
- 4.3 The TMC team asked if they could meet with AO Arena team to discuss the security measures which they put in place around events. This was intended to allow the College team to benefit from their experience on issues that they will need to consider and plan for in the future.
- 4.4 A meeting was therefore arranged between the Manchester Collage Security Team and the Security team for the AO Arena to maximise security for the premises.

Salboy Development Team Meeting

- 4.5 Salboy Development own a plot of land to the east of the College land. As set out above, planning permission was granted on the site (formerly owned by Prosperity UX Manchester Developments Limited) for a mixed use development and flexible commercial floorspace.
- 4.6 A site coordination meeting between Salboy and TMC took place on 20th January 2023 where both teams provided an update on progress with their respective developments. Salboy provided an update on their scheme which has full planning permission and we understand this development is scheduled to start on site this year. The TMC team then proceeded to provide an update on progress of their scheme.
- 4.7 Prior to this meeting there have been discussions between the two parties regarding the 'green strip' whereby Salboy provided TMC with a green strip lease plan. This also saw TMC provide details about the progress of their development such as plans and key dates associated with the planning application and subsequent construction process.

Latimer by Clarion Housing Group

- 4.8 Latimer by Clarion Housing Group currently own land directly to the north of the site which comprises a surface car park. As set out above, Latimer have obtained planning consent for a residential led development with ground floor commercial uses and a pocket park. Latimer is a private 'for sale' development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

- 4.9 Throughout the pre-application process, there has been extensive consultation with this stakeholder which has been ongoing since May 2022. A number of meetings have been held between TMC and Latimer to provide site updates and coordinate development on the separate schemes.
- 4.10 There has been extensive dialogue held between TMC and Clarion Housing Group around the issue of car parking. Discussions focused on the proposal for the reconfigured access road/ pavement and the provision of accessible spaces.
- 4.11 Discussions intensified around this issue which saw revised documents and drawings being exchanged. The revised drawings showed the car parking spaces in relation to TMC land and the amended footpath layout now located on TMC land.

5. Planning Policy Framework

Context

- 5.1 The Planning and Compulsory Purchase Act 2004 (“The Act”) establishes the legislative background for town planning in England and Wales. Section 38(6) of The Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The statutory Development Plan for Manchester currently comprises the following adopted Development Plan Documents (DPDs):
- Manchester Core Strategy 2012-2027 (adopted July 2012); and
 - The ‘saved’ policies of the Manchester Unitary Development Plan (adopted July 1995).
- 5.3 Other planning policy documents relevant to the proposal which could be deemed “material considerations” will also be taken into account in this Planning Statement, including the City Council’s adopted Strategic Regeneration Frameworks (SRFs) and any relevant Supplementary Planning Documents (SPDs) and guidance (SPGs).

Statutory Development Plan

Manchester Core Strategy

- 5.4 The Core Strategy Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on 11 July 2012. It is the key document in Manchester’s Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester’s future development.

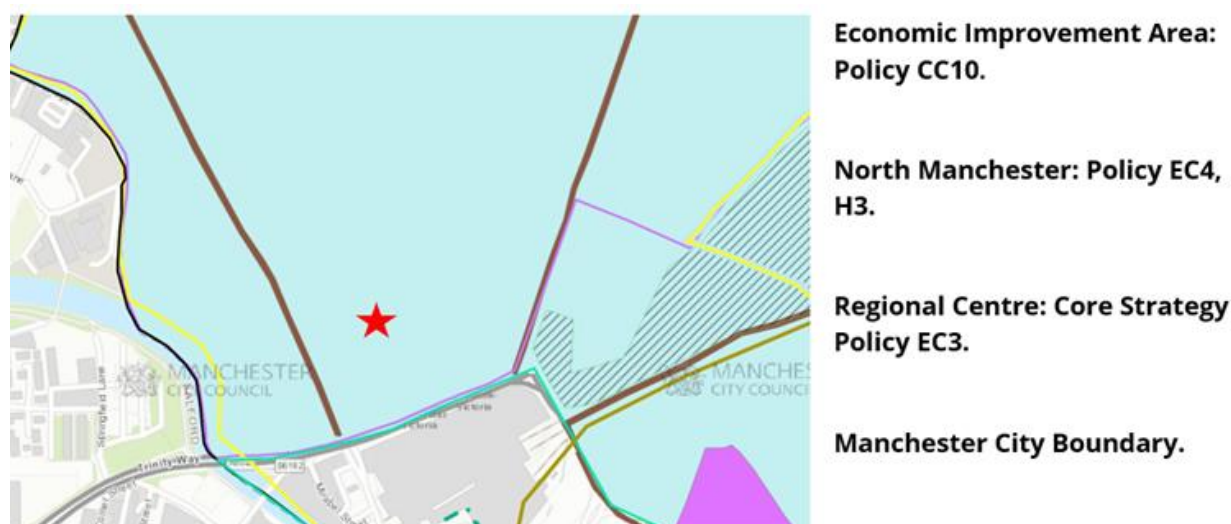


Figure 5: Phase 2 Policy Map with Policy Excerpts.

- 5.5 The key policies of relevance to this application are set out below.
- 5.6 **Policy SP1 (Spatial Principles)** provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity. Policy SP1 also states that the City Centre is covered by regeneration areas and development should have regard to the character, issues and

strategies set out in the prospective plans. This policy encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.

- 5.7 **Policy CC6 (City Centre High Density Development)** states that City Centre development will generally be high-density. Overall, the policy emphasises that high-density development will continue to be supported throughout the City Centre.
- 5.8 **Policy CC7 (Mixed Use Development)** states that the City Centre presents the most viable opportunities for mixed-used development and in general these will be promoted as a means of using land as efficiently as possible.
- 5.9 **Policy CC9 (Design and Heritage)** expects the design of new buildings to be of the highest standard in terms of appearance and function and particular attention should be given to the City Centre context and character.
- 5.10 Furthermore, this policy states that the Council will support high density development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
- 5.11 **City Centre Policy EC 1 (Employment and Economic Growth in Manchester)** states that in addition to the employment land allocated within the Strategy, the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities and other employment generating uses.
- 5.12 **Policy EN1 (Design Principles and Strategic Character Areas)** seeks to ensure that new development follows the seven principles of urban design within the sites specific character areas and reinforces the sense of place and local distinctiveness of the City. The policy also states that Design and Access Statements should be submitted with proposals for new development and must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.
- 5.13 **Policy EN3 (Heritage)** states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. The policy requires new developments to be designed so that they preserve, or enhance the historic environment, character, setting and accessibility of listed buildings and conservation areas.
- 5.14 **Policy EN14 (Flood Risk)** states that in line the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding. All development should minimise surface water run-off, including through SUDS and the appropriate use of Green Infrastructure.
- 5.15 There are a number of other Development Plan policies which are of relevance to the proposal. These include:

Other Relevant Core Strategy Policies

- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe;
- Policy CC5 – Transport;
- Policy CC8 – Change and Renewal;
- Policy CC10 – A Place for Everyone;
- Policy T1 – Sustainable Transport;

- Policy T2 – Accessible areas of opportunity and need;
- Policy EC4 – North Manchester;
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies;
- Policy EN8 – Adaption to Climate Change;
- Policy EN9 – Green Infrastructure;
- Policy EN16 – Air Quality;
- Policy EN17 – Water Quality;
- Policy EN18 – Contaminated Land and Ground Stability;
- Policy EN19 – Waste;
- Policy PA1 – Developer Contributions; and
- Policy DM1 – Development Management

Saved Unitary Development Plan

- 5.16 The Unitary Development Plan (UDP) was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced. However, a number of policies were saved on 11 July 2012 and remain extant.
- 5.17 The Site is located within Area 2 – Cheetham and Crumpsall, as identified within the UDP. The UDP states that the Irk Valley will continue to be subject to policies aimed at environmental improvement and recreational development. It is stated that improvements will be made not just to benefit nearby communities, but also to produce linear pedestrian and cycle routes through the valley.
- 5.18 The Council intends to enhance the character of Cheetham Hill Road, Bury New Road/ Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new development in order to restore the unity and character of the roads and improve the setting of listed and other important buildings.

Material Planning Considerations

National Planning Policy Framework

- 5.19 The revised National Planning Policy Framework (NPPF) was published in July 2021 and is a material consideration in the determination of all planning applications. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

The Presumption in Favour of Sustainable Development

- 5.20 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

'Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means:

c) approving development proposals that accord with an up-to-date Development Plan without delay.'

- 5.21 Paragraph 38 of the NPPF confirms local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 5.22 At paragraph 8 the NPPF defines 'sustainable development' and sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental as follows:

- An economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Building a Strong Competitive Economy

- 5.23 Paragraph 81 requires planning decisions to 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, taking into account both local business needs and wider opportunities for development.

Making Effective Use of Land

- 5.24 Paragraph 120 requires substantial weight to be given to the use of suitable brownfield land and decisions should support the development of under-utilised land and buildings.

Achieving Well Designed Places

- 5.25 Paragraph 126 sets out that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. At paragraph 134 the NPPF states that:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- (a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- (b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”.*

5.26 Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe place which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, for example through mixed-use developments, strong neighbourhood centres, street layouts and active street frontages.

Other Material Considerations

5.27 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:

- Strategic Regeneration Frameworks (SRFs);
- Supplementary Planning Documents.
- Planning Practice Guidance (March 2014); and
- Emerging Greater Manchester Spatial Framework (GMSF)

5.28 Each of these documents are considered below.

Strategic Regeneration Frameworks

5.29 The application site falls within the Former Boddingtons Brewery Site Strategic Regeneration Framework and on the boundary of the Great Ducie Street Strategic Regeneration Framework, as mentioned in previous chapters.

5.30 Both SRFs provide a vision and framework for the regeneration of the application site as a key gateway to the City, with a unique sense of place building on the opportunities presented by the emerging context and the existing excellent transport connections.

5.31 A strategic principle of these documents is for the regeneration of buildings and land within this area to celebrate the local character and create social, economic and environmental benefits that will contribute towards the provision of a high-quality mixed-use neighbourhood.

5.32 Notably, an Addendum to the Boddingtons Brewery Site SRF was adopted in 2019. The SRF Addendum directly addresses the application site and the intention to develop a new City Centre Campus in this location. The below extract is taken from Page 1 of the SRF Addendum:

‘This addendum addresses the opportunity that has arisen for the Manchester College to build its new City Centre campus on the site. It promotes educational use on the western part of the site, principally to form a new City Centre campus for The Manchester College - the largest provider of further education and vocational

training in Greater Manchester as well as a significant provider of higher education. The campus forms a critical part of the College's estate strategy and will make an essential contribution to the delivery of the skills strategy for the city and the city region. The College took legal ownership of the majority of the western part of the site in February 2019.'

Supplementary Planning Documents

Guide To Development in Manchester Supplementary Planning Document (April 2007)

- 5.33 This document provides further non-statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city.
- 5.34 In particular, the guidance reinforces the notion that new development will only be acceptable when it is considered to relate to the local context and preserve local characteristics.

The Emerging 'Places for Everyone' Joint Development Plan

- 5.35 The Places for Everyone Joint Development Plan will provide land for employment and residential uses across the Greater Manchester region excluding Stockport Metropolitan Borough Council. The framework seeks to ensure that the boroughs have the right land available in the right places to deliver the homes and jobs needed up to 2037, and will identify the new infrastructure such as transport, schools, health centres and utility networks required to achieve this. On 14th February 2022, the PfE Plan was submitted to the Secretary of State for Examination and the EiP is currently ongoing. It is anticipated to conclude at the end of March 2023.

The Manchester Strategy

- 5.36 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives. The proposed development of the Site will clearly align with the overarching programmes being promoted by the Manchester Strategy and has been designed alongside the principles contained within this strategy.

Green And Blue Infrastructure Strategy Action Plan

- 5.37 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 5.38 The Strategy identifies a number of actions, including embedding green infrastructure as part of development and within City Centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

Manchester Climate Change Strategy 2017-2050

- 5.39 This document provides a strong vision for 2050 with Manchester playing a full part in limiting the impacts of climate change, locally and globally. It sets out key objectives for achieving the targets set out within local, national and global policy, relating to key areas such as transport, education and

engagement, waste, green spaces, energy efficiency and buildings, and provides implementation, monitoring and reporting guidelines to ensure that progression is made.

Manchester Climate Change Framework 2020-2025

- 5.40 This is Manchester strategy towards making the city a thriving, zero carbon and climate resilient. This document sets out 4 objectives to help the city reach this goal which include staying within carbon budgets, climate adaption and resilience through adapting the city's buildings and infrastructure, improve health and wellbeing and an inclusive, zero carbon and climate resilient economy.

Summary

- 5.41 This Chapter has identified a series of Development Plan Documents and other material considerations to be taken in to account in the determination of this application. The planning policy framework is fully supportive of the proposed development on this site, which will deliver the second phase of a high-quality educational development in accordance with the statutory Development Plan and the aspirations of national planning policy.

6. Strategic and Regenerative Context

- 6.1 This chapter discusses the strategic and regeneration context which has influenced the development proposals at the site. This comprises the Former Boddingtons Brewery Site Strategic Regeneration Framework Addendum (February 2019) and the Great Ducie Street Strategic Regeneration Framework (August 2018).

Contribution to Regeneration

- 6.2 Regeneration is an important planning consideration. Over the past 20 years the City Council has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core around Manchester Central, the Northern Quarter, the Civic Quarter and Castlefield. This is an ongoing process, and much remains to be done if the City Centre is to continue being competitive.
- 6.3 Manchester City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, including providing educational facilities as part of a mixed used neighbourhood.
- 6.4 The regeneration context for the site is focused around the two SRFs which cover the local area: Former Boddingtons Brewery Site Strategic Regeneration Framework Addendum (February 2019) and the Great Ducie Street Strategic Regeneration Framework (August 2018). The Boddingtons Brewery SRF focuses specifically on the site itself, and the immediate surroundings, and provides a comprehensive masterplan for the site focused around the provision of an education development (this application) alongside high quality residential development and improved public realm. It is noted that the regeneration of the site will be critical to the long terms needs of the city and city region economy and will represent a vibrant new northward extension of Manchester City Centre.
- 6.5 The Boddington's Brewery SRF is supported by the Great Ducie Street SRF which wraps around the boundary of the site. This SRF is focused more particularly on the wider area surrounding the development site but is underpinned by the same principles regarding the regeneration of the area into a new, mixed use neighbourhood. This SRF advocates the opportunity to facilitate greater synergies between existing businesses in the framework area and emerging development. The vision is to develop a strong sense of place and community, which reflects the principles of the Boddingtons SRF, to deliver residential accommodation balanced by non-residential uses.
- 6.6 The vision also sets out that development should significantly increase the density within this area to something that is commensurate to the scale of development within the City Centre and that which is emerging around its expanded boundary.
- 6.7 The proposals put forward by this application have been developed in accordance with the principles included in both of these SRF's and a detailed analysis of how the Phase 2 scheme accords with the SRF design principles is set out within the SRF Compliance Summary at **Appendix 2** of this report.

City College Regeneration Contribution

- 6.8 The Phase 1 development at City College has helped provide numerous social, economic and environmental benefits which have helped regenerate the junction of New Bridge Street and Great Ducie Street. Works have seen the transformation of the former surface car park to provide a new state of the art educational facility which has improved the general area through a building of high quality design which seamlessly fits in with its surroundings.

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- 6.9 The investment created from the Phase 1 construction period has supported a number of full time equivalent (FTE) construction jobs per annum with additional apprenticeship opportunities also created. The development has so far supported numerous full time and indirect jobs adding millions of pounds in GVA to the local economy.
- 6.10 Along with the obvious operational benefits to the college, the Phase 2 development builds upon and reinforces the exciting and innovative design which has been constructed at Phase 1. The existing college building has clear synergies with the wide mix of other land uses found in this part of the City Centre, as well as the emerging development context, and the Phase 2 proposals will only develop this further, making an important contribution to the regeneration aspirations set out within the endorsed SRFs.
- 6.11 Once Phase 2 is complete the City Centre Campus will allow an increased number of students to this area of the City, who will engage and utilise other existing and emerging developments in the surrounding area. This will help to provide a new 24hr neighbourhood that has both daytime and night-time activity.
- 6.12 As the site in its original form had little environmental value, the Phase 1 development has regenerated under-utilised, previously developed land with limited ecological value into a scheme which has provided a high quality, well designed education facility. With the addition of Phase 2, the development will contribute to the long term, sustainable regeneration of the area.

7. Planning Assessment

- 7.1 This section of the planning statement appraises the development proposals against the relevant planning policy context and in light of other material planning considerations. It specifically focuses on the principle of development given that the wider planning application submission is informed by a number of detailed technical assessments/ reports which appraise the proposals against environmental and technical policies.

Principle of the Development

- 7.2 The site is not designated for any specific use/ type of development by the adopted Policies Map. However, it is expressly identified within the recently adopted Boddingtons Brewery Site SRF Addendum (dated February 2019) to deliver a new college development for use by The Manchester College and UCEN Manchester.
- 7.3 The proposed development fully accords with this up to date SRF Addendum and the City Council's regeneration objectives/aspirations for the application site and wider SRF site area. The development also supports the Council's policy objectives set out within the Core Strategy (Policies SP1 and EC1) to ensure that high-quality and accessible educational facilities are provided within the City Centre and surrounding areas, which the Council recognise as key to supporting the economic growth of Manchester.
- 7.4 Furthermore, the site is previously developed and under-utilised in its current form. The development will be adjacent to Phase 1 and will accommodate a new business school, which will provide for an increased number of students at the campus. The proposed development therefore fully accords with the local policy context and regeneration aspirations for the site. The proposed development of a new educational facility in this location is therefore acceptable in principle.
- 7.5 The proposed Phase 2 development represents a continuation of the high-end design delivered by Phase 1, on a site and location very well suited to an educational use given its central location and high levels of accessibility. The proposals will further enhance the street scene, responding to the wider regeneration aspirations of MCC, as set out by the adopted SRF Addendum. It will provide a high-quality building through the regeneration of an under-utilised site.
- 7.6 The development, alongside Phase 1 and the wider masterplan for the area, will increase the permeability, accessibility and visual appearance of the site along one of the key gateways into Manchester. This will attract increased footfall and visitors to this area of the City, which will contribute towards creating a new prosperous and sustainable community.

College Estate Strategy

- 7.7 The College's estate strategy and proposed new facilities will significantly increase the scale and quality of learning provision in the region, with an envisaged 1,000 students enrolled at the Campus as a whole and an increased emphasis on priority sectors. This will, over time, have a great impact on the economy and, central to Greater Manchester, will help deliver the economic and employment growth set out for Manchester within its adopted and emerging Development Plan.
- 7.8 The College's long term estates strategy consolidates the existing 14 locations of the Manchester College Estate onto just five main campuses. The plan includes a new campus (this application) and significant remodelling and investment at the Openshaw Campus. This ambitious redevelopment and rationalisation strategy will significantly improve the quality and attractiveness of the learning offer for

residents and employers within Manchester and this also has the potential to reduce operational costs, leading to a more efficient and sustainable estate, whilst increasing the number of learners supported.

- 7.9 The Estates Strategy, including the redevelopment outlined within this planning application, as stated above, will be critical to ensuring the continued growth of the educational facilities within Greater Manchester and the contributions this makes to the economy in the long run. There is a clear need to further expand and diversify the educational facilities within the city and help improve the skills of the future workforce, which this application will contribute towards.

SRF Aspirations and Need for New Educational Facilities

- 7.10 The importance of the City Centre Campus is recognised by its inclusion within the 2019 Addendum to the Former Boddington's Brewery Site SRF. The SRF Addendum recognises that alongside the proposals for residential development within the area, there is a need to provide educational facilities to support the community as part of the mixed used neighbourhood.
- 7.11 The SRF states that the College *"will bring major economic and community benefits to the City and Greater Manchester"*.
- 7.12 The requirement for educational facilities is also supported within the SP1 (Spatial Principles) of the Core Strategy. This recognises that the development should make a positive contribution to neighbourhoods of choice including improving access to jobs, services, education and open space by being located to reduce the need to travel.
- 7.13 The proposed development therefore complements the existing educational facility (Phase 1), and accords with Policy SP1 by providing the area of north Manchester with a new, high-quality educational facility which supports the existing and emerging community. It also provides this facility within a sustainable location with excellent links to the wider City Centre.

Key Regeneration Benefits

- 7.14 Some of the key regeneration and economic benefits of the scheme will include:
- It is estimated that the project could support numerous construction FTE jobs on-site during the build period and further off-site indirect FTE jobs throughout the supply chain. The GVA associated with these jobs will be millions per year.
 - Once operational, the proposed Phase 2 development will also generate full time employment opportunities. In addition, there will be numerous people also who are indirectly employed in the supply chain.
 - The additional students using the campus facility will generate increased spending per annum in the local area thereby contributing to the local economy.
 - The development supports the wider Estates Strategy which involves the consolidation of campuses. The sites released through the College masterplan will provide substantial land for additional housing and employment across Greater Manchester.
 - Given the development location on a main gateway into the City, it will enhance visitor's perception of the city, and help to drive footfall and further investment in this area of Manchester.

- The proposed use will complement and generate activity in this area and add to its vitality. The introduction of a new high quality, well designed College which integrates into an active streetscape will only serve to improve the quality of the pedestrian environment between Victoria station and the wider City Centre; and,
- The project will secure direct investment into the local economy by improving the area's aesthetics and thereby, along with committed development in the local area, catalysing the regeneration of this location creating an attractive environment for future investors.

7.15 In summary, the principle of an educational development at the application site accords with the relevant policies of the Development Plan and strategic planning policy. The principle of a new College at the site is clearly embedded in both planning and strategic policy and Manchester's wider regeneration objectives. The proposals will bring significant investment and regeneration benefits, building on the success of Phase 1 to increase student capacity at the campus through a development which will contribute significantly to the revitalisation of this area.

High Quality Design

- 7.16 Core Strategy policies CC9 (Design and Heritage) and EN1 (Design Principles and Strategic Character Areas) expect the design of new buildings to be of the highest standard in terms of appearance and function. In particular, the policies state that attention should be given to the City Centre context and character. High density development within the City Centre will be supported, but developers must recognise the specific design challenges that should be overcome to ensure that new development is complementary in terms of form and function.
- 7.17 The proposed development has been designed to a very high standard to ensure that it both reflects the surrounding context and provides an exciting and innovative design that aids in the revitalisation of this area. The proposed materials marry well with the materials used for Phase 1 and have been developed in response to feedback from the college and also from planning officers during the pre-application process. The proposed elevational treatment including dark brickwork panels, will provide an attractive and dramatic appearance, distinguishing the College from the committed or emerging red brick residential blocks.
- 7.18 The Phase 2 building, taken together with Phase 1, will represent a bold architectural piece within this key gateway location and has been designed with regard to the College's function and the need to produce a well-executed piece of architecture that would enliven this space and the wider SRF area. The design harks back to the previous uses of the site and the former textiles industry. Through the 'weaving' effect of the exterior it nods towards the creative uses that will be occurring inside the building.
- 7.19 The external appearance of the design proposal has been carefully considered; both in terms of its immediate context to ensure it reads as one entity next to Phase 1, and through the interrogation of more distant vistas. The elevations consist of high quality materials that complement the area, and the structure of the building consists of detailed design that help bring the building and the area to life.
- 7.20 The proposed development represents a well-designed, highly sustainable, credible and deliverable development, which has been influenced by meetings with officers and key stakeholders during the design development / prior to the application's submission. The proposals are consequently demonstrated to be in full accordance with Core Strategy Policy CC9, EN1 and EN2. The scheme represents an innovative and high quality design which accords with local planning guidance, in line with the design quality aspirations set out in the NPPF.

Placemaking and Public Space

- 7.21 Within both the Former Boddingtons Brewery Site SRF, and the Great Ducie Street SRF, there is a general consensus that this area of Manchester is to be redeveloped into a new district with public spaces, streets and buildings where people want to live, work, be educated and spend time.
- 7.22 Phase 1 has already gone some way to contributing towards delivering the aspirations set out within both the SRFs covering the area by proposing a high-quality educational facility that supports the planned mix of uses within this location, alongside a new area of high quality public realm that will enliven the streetscape and provide places where people want to dwell. This has previously been lacking in this area of the City. Phase 2 will continue act as a catalyst to delivering regeneration to this area and expanding the educational opportunities available.
- 7.23 The proposal will ensure Phases 1 and 2 are read as one entity and further enhance this key gateway location and is additionally supported within the SRF's which aim to create an area of identity whereby buildings signify and respond to the key routes into the City. The building proposed will thus be in accordance with the objectives set out within both of the SRFs and will help frame this gateway, marrying well with both the existing and emerging regeneration context.

Summary

- 7.24 The principle of the development has already been established through the development of Phase 1. Moreover, the principle of the proposed extension accords with the adopted Development Plan and guidance contained within the relevant local Strategic Regeneration Frameworks.
- 7.25 Local planning policy and guidance supports high density and high-quality regeneration schemes in this location. It has been demonstrated that the proposals are acceptable in planning terms having regard to the site's proposed use and location, height and density of the development, and its relationship with the surrounding area and emerging development context.

8. Heritage Assessment

- 8.1 This chapter sets out the heritage context of the site, identifying any locally or nationally designated heritage assets within the local area which could be affected by the proposed development.

Legislative Context

- 8.2 In determining planning applications, local planning authorities have a statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings, and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 8.3 The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

Local Context

- 8.4 A review of the local heritage context including identification of heritage assets within close proximity of the application site has been undertaken in light of the above. However, this has found that there are no designated heritage assets contained on site, or within the immediate vicinity of the site which, would be impacted upon by the proposals. The site also does not sit within a Conservation Area
- 8.5 The closest listed buildings to the site are:
- **Manchester Victoria Station** – Grade II (0.2km from the Site);
 - **Manchester Parcel Post Office** – Grade II (0.1km from the Site);
 - **Former Synagogue on Skip Place** – Grade II (0.2km from the Site); and
 - **Manchester Strangeways Prison** – Grade II (0.4km from the Site).
- 8.6 The adopted SRFs for this area envisage significant development between the application site and the designated heritage assets identified above. Even in isolation the proposed development would therefore not have a negative impact on the setting of the listed building. Furthermore, when considered in the context of existing and committed/emerging developments within the immediate vicinity of the site, including significant planned high density development on the remainder of the Boddingtons Brewery site to the north, it is clear the proposals will not have a detrimental impact on designated heritage assets or their settings.
- 8.7 The proposed development will ultimately be viewed within the context of existing and proposed buildings in the immediate surrounding area, some of which will be significantly taller than the 5 storey building proposed by this application. This includes the Old Brewery Gardens development (Ref: 118831/FO/2018) which underwent consultation with Historic England. Historic England confirmed that due to the siting of the Manchester Arena, which significantly obstructs views to or from this area, that the proposals for the part 17 storey, part 12 storey building and part 26, part 23 storey building would not impact on surrounding heritage assets. The proposals contained within this application similarly will therefore also be screened by the Arena and will not have any impact on heritage designations.
- 8.8 The redevelopment of this site provides an opportunity to enhance the architectural and urban qualities of the area and would create a strong and animated frontage onto the Inner Ring Road and

Great Ducie Street. The high quality building proposed for the site would add activity and vitality into the locality and will help to re-integrate the site into its urban context, reinforcing the character of the streetscape.

- 8.9 The materials chosen for the development have been influenced by the surrounding and emerging context and the overall design of the building has sought to respond to the regeneration aspirations as set out with the SRFs. The building thus represents a considered development that marries well with the height, density and design rationale that underpins this area. The building does not exceed existing heights within the local area and represents a bold but considered design. The scheme design is underpinned by the desire to create a sense of place and scale which sits wells within the context of the local area and respects the existing buildings nearby.
- 8.10 The proposed development has therefore been influenced by the need to provide a high-quality development that will read as a sophisticated addition to the area. The proposals will not have a detrimental impact on any designated heritage assets within the local area. Instead, we consider the high quality redevelopment of the site will serve to improve their settings, contributing to their overall enhancement and significance.

Summary

- 8.11 This section of the Planning Statement has considered the heritage context in the area and also assessed the potential impact of the proposed development on the local and surrounding area, including nearby heritage assets and their setting. The site does not lie within a Conservation Area and is not located immediately adjacent to one, nor is it in close proximity to any listed buildings. The proposed development will not have a detrimental effect on any designated heritage assets.
- 8.12 It is therefore considered that the proposals are in accordance with S66 and S72 of the Listed Buildings Act and meet the requirements contained within Paragraphs 192, 193 and 200 of the NPPF, in respect of the historic environment.

9. Environmental and Technical Considerations

- 9.1 The purpose of this section of the Planning Statement is to consider the relevant environmental and technical considerations relating to the proposed development.

Noise

- 9.2 An Environmental Noise Survey and Noise Impact Assessment has been prepared in support of this application by Hoare Lea.
- 9.3 An environmental noise survey has been carried out between 9 February and 13 February 2023. The representative background noise levels measured during the survey were LA90,15min 49 dB during the daytime (07:00 to 23:00 hrs) and LA90,15min 42 dB at night-time (23:00 to 07:00 hrs).
- 9.4 Based on BS4142:2014 and Manchester City Council guidance, all plant, equipment and machinery associated with the development shall be controlled to ensure that the overall sound pressure levels at 1 m from the façade of the nearest noise sensitive premises do not exceed LAr,T 44 dB during the daytime (07:00 to 23:00 hrs) and LAr,T 37 dB during the night (23:00 to 07:00 hrs). If the plant contains any tonal characteristics a further correction will be required.
- 9.5 On this basis, the proposals accord with relevant planning guidance and legislation in respect of noise and will not give rise to any significant noise impacts on existing developments or occupants of future developments, in accordance with Core Strategy Policy DM1 (Development Management).

Environmental Standards and Energy

- 9.6 An Environmental Standards and Energy Statement has been prepared in support of this application by BDP.
- 9.7 This Statement sets out how the proposals comply with the environmental standards set out within the Core Strategy in terms of energy efficiency, renewable energy, water management, weather resilience, waste management and construction management.
- 9.8 The report further demonstrates how the scheme meets the minimum target CO2 reductions from low or zero energy supplies, as set out in the Core Strategy, and also confirms whilst formal certification is not being pursued, the project team have demonstrated, via the pre-assessment exercise, that the development is aligned with BREEAM Excellent requirements, which exceeds the Core Strategy requirement of BREEAM 'Very Good'.
- 9.9 On this basis, the proposals are in accordance with the relevant planning guidance and legislation and are in line with Core Strategy Policies DM1 (Development Management), EN6 (Target Framework for CO2 reductions) and EN7 (Energy Infrastructure Opportunities), EN8 (Adaption to Climate Change).
- 9.10 It is acknowledged however that there is some conflict with Policy DM1 which requires formal certification for BREEAM. This is not being pursued however, it has clearly been demonstrated in the submitted Energy Statement and via the pre-assessment exercise, that the development is aligned with BREEAM Excellent requirements. Moving forward, the design team and principal contractor will also continue to embed targets within the design and construction of the development, therefore adhering to the requirements of Policy DM1.

Flood Risk and Drainage Strategy

- 9.11 A Drainage Strategy has been prepared in support of this application by Aecom and a Flood Risk Assessment has been prepared by Ridge.
- 9.12 The information from the Environment Agency Indicative Flood Maps has determined that the site is located within medium risk Flood Zone 2, i.e. land defined as having between a 1 in 100 and 1 in 1000 annual probability of flooding in any one year (1% - 0.1%). This is due to the surcharging of the adjacent River Irwell. Therefore, to address the requirements of the National Planning Policy Framework (NPPF) a Flood Risk Assessment is appropriate. The site has been assessed against the NPPF 'Sequential Test'. Taking into consideration that the application is for a College Campus in Flood Zone 2, Tables 1, 2 & 3 of the NPPF Technical Guidance have been appraised to confirm that the development is 'Appropriate'. The 'Exception Test' is consequently not required. However, a full assessment of flood risk is still required. The site is found to be at low risk of flooding from all other sources.
- 9.13 Given the above, it is considered that the proposals have been appropriately assessed in line with policy guidance and legislation regarding Flood Risk and Drainage. The proposals are therefore in accordance with Core Strategy Policies EN14 (Flood Risk) and Policy EN8 (Adaption to Climate Change).

Ground Conditions

- 9.14 A Site Investigations Report has been prepared in support of the phase one application. The findings of the report confirmed that the site needed to be remediated. This work has now been undertaken and as confirmed in the Completion Report, the site is now 'suitable for use'.
- 9.15 On the basis of the above information and previously submitted information, it is considered that the proposals have been assessed in accordance with the relevant planning guidance and legislation. The proposals are therefore in line with the Core Strategy Policy EN18 (Contaminated Land and Ground Stability).

Ventilation and Extraction

- 9.16 A Ventilation and Extract Statement has been prepared by BDP in support of this application. The statement confirms that the ventilation systems shall be designed in accordance with building regulations part F and CIBSE guide B and shall provide an adequate means of ventilation for the buildings occupants whilst ensuring that air quality and occupant comfort is satisfactorily maintained.
- 9.17 Care shall be taken to ensure that ventilation systems are exhausted at roof level and that exhausts are located in areas away from people and neighbouring buildings, ensuring that exhaust gases are directed away from such instances and also away from fresh air intakes.
- 9.18 On the basis it is considered that the proposals are in line with relevant policy guidance and legislation and will be in accordance with Core Strategy Policy DM1 (Development Management).

Ecology and BNG Calculation

- 9.19 A Phase I Ecology Survey and BNG Calculation has been prepared in support of this application by Ascerta.
- 9.20 The Survey comprised a desk study and biological records search, as well as a site walkover survey in order to map habitat types.

- 9.21 Assessed against the 'Guidelines for Ecological Impact Assessment in the UK and Ireland 2nd edition (2018), this report concludes that the habitats range in ecological value from negligible to within the zone of influence of the site. All habitats within the red line boundary are to be lost to the proposals. As the habitats to be lost to the proposals are small in area and not of high ecological value it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed in the report are followed.
- 9.22 This report also confirms that the site provides some very limited habitat for nesting birds, bats and hedgehogs. Provided the recommendations in the report these species will not be adversely affected by the proposals.
- 9.23 The above confirms that the proposals have been assessed in accordance with planning guidance and legislation. The proposals are therefore in line with Core Strategy Policy EN15 (Biodiversity and Geological Conservation).
- 9.24 It is however, confirmed in the Biodiversity Net Gain Assessment that there will be a small loss of habitat value (approximately -0.84 of a unit), however there will be a net gain in hedgerow units. Whilst it is accepted there will be a small loss, this should be read in the context of the existing site which currently offers very little habitat. Soft vegetation has been provided as part of phase one and appropriate mitigation and offsetting will be explored as part of the planning application.

Transport and Travel Plan

- 9.25 A Transport and Travel Plan has been prepared in support of this application by SK Transport.
- 9.26 The assessment confirms that appropriate levels of cycle and disabled parking spaces are available to serve both phases of the site. The site will be supported by a Travel Plan currently being prepared for Phase 1.
- 9.27 The accessibility audit shows the pedestrian infrastructure serving the site is of good quality, this includes improvement works that were delivered as part of Phase 1. It is shown that no further works are required to this end. It is also shown that the site relates well to existing cycle and public transport infrastructure. Not unexpectedly for a site in this location of the city, the accessibility assessment confirms that the site is very accessible by non-car modes.
- 9.28 The traffic impact of the proposal has been assessed using the method presented for Phase 1 and agreed with MCC. The assessment confirms that the proposal will not have an unacceptable effect on highway operation or road safety levels.
- 9.29 The above confirms that the proposals have been assessed in accordance with planning guidance and legislation. The proposals are therefore in line with Core Strategy Policies T1 (Sustainable Transport) and CC5 (Transport).

Education Statement

- 9.30 An Education Statement has been prepared in support of this application by Avison Young and The Manchester College. The document provides an overview of the overall Estate Strategy, along with further details on the use of the City Centre Campus including the vision for the Campus, the fields taught on site and the number of students that will be taught at the facility.

Crime Impact Statement

- 9.31 A Crime Impact Statement has been prepared in support of this application by Greater Manchester Police. The document sets out a series of crime reduction measures which the proposals will adhere to.

Archaeology Report

- 9.32 An Archaeology Report has been prepared in support of the Phase 1 and 2 sites. The assessment established that based on the available evidence, the site has moderate / low potential for archaeological remains of prehistoric, Roman, Saxon and Medieval date.
- 9.33 The assessment did, however, discover some potential associated with the foundations of early 19th Century buildings and 20th century terraced houses in the south and west of the site, and the below ground remains of the late 18th century Strangeways Brewery and its associated outbuildings in the centre and north of the site. Therefore, in order to better assess this archaeological potential, it has been recommended that further archaeological work is undertaken which can be undertaken as a condition of consent.
- 9.34 In response to the finds of the Desk-Based Assessment, an Archaeological Watching Brief was carried out between 4th – 10th June 2019. The Archaeological Watching Brief report (dated July 2019) prepared by Archaeology England, including a Written Scheme of Investigation (WSI) (dated June 2019) prepared by Orion, is also submitted with the application.
- 9.35 Subsequently, following the construction of the Phase One consent, GMAAS have confirmed that they are satisfied with the archaeological work completed on site.
- 9.36 On this basis, the proposals have appropriately assessed the site for archaeological remains in accordance with the relevant planning guidance and legislation and have set out recommendations for appropriately addressing any findings. The proposals are thus in accordance with Core Strategy Policy EN3 (Heritage).

Summary

- 9.37 In summary, the planning application submission includes a comprehensive suite of technical assessments and reports; the findings of which demonstrate that there are no technical or environmental reasons which should prevent planning permission from being granted.

10. Scheme Benefits

- 10.1 This chapter provides an assessment of the proposed development against the three overarching objectives of sustainable development, as established in the NPPF.

Sustainable Development

- 10.2 The overarching policy objective of the NPPF is the presumption in favour of sustainable development. The NPPF at Paragraph 8 indicates that there are three overarching objectives to sustainable development: economic, social and environmental. An assessment of the proposal against each of these objectives is provided below.

Economic

- 10.3 In combination with Phase 1 the proposed development will contribute to building a strong, responsive and competitive economy. In particular, the social and economic outcomes from the proposed development are:

- Significant investment will be provided through the construction period which will generate full time equivalent (FTE) construction jobs per annum with additional local training and apprenticeship opportunities also being provided.
- The College estimates that, on completion of the Phase 2 development, the total number of students will increase to 1,000. The additional students will be learning new skills and contributing to the local job economy of Greater Manchester.
- An additional number of students in this area of the city will result in increased spending in local shops, transport and services, contributing to the local economy.
- Importantly, the implementation of the College's Estates Strategy through the proposed development of the new City Centre Campus will result in the release of a number of existing sites for alternative development. The Socio-Economics chapter of the Environmental Statement submitted for Phase 1 estimates that the restructure of the current College sites could give rise to:
 - 1,438 no. additional residents, 138 industrial jobs, 110 educational jobs and 541-1,916 office jobs.
 - Additionally, 333 no. construction FTE jobs could be supported on-site during the 3-year build period and a further 390 no. off site indirect FTE. The GVA associated with these jobs will be £32.3m per year.
- The development will lead to important wider regeneration benefits for Manchester through the catalyst effect the regeneration of this site will have, including the ongoing regeneration planned in the Former Boddingtons Brewery SRF and the Great Ducie Street SRF.

Social

- 10.4 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development:

- Will give rise to a substantial influx of new people and visitors to this part of the City Centre, who would undoubtedly increase expenditure in the local economy and in particular, in the independent cafes, bars, restaurants and shops located close to the site;
- Has been designed with high levels of ground floor glazing which will provide active frontages onto the surrounding streets, helping to provide an interactive and vibrant street-scene;
- Will contribute with other emerging developments to provide a new 24hr neighbourhood that has both daytime and night-time activity;
- Given the development's location at a main gateway into the city, it will enhance visitor's perception of Manchester, and help to drive footfall and further investment in this area of city.
- The proposed use will complement and generate activity in this area and add to its vitality. The introduction of a new high quality, well designed building which integrates into an active streetscape will only serve to improve the quality of the pedestrian environment between Victoria station and the wider City Centre; and,
- The project will secure direct investment into the local economy by improving the area's aesthetics and thereby, along with committed development in the local area, catalysing the regeneration of this location, creating an attractive environment for future investors.

Environmental

10.5 As demonstrated within the accompanying technical reports, the proposed development will not result in significant harm to the natural environment. In particular, the proposed development:

- Has been designed to ensure that it can function effectively from an operational perspective whilst also reinforcing an exciting and innovative design. The proposed scheme would have clear synergies with the wide mix of other land uses found in this part of the City Centre and the emerging context;
- Will provide access to services and facilities via sustainable modes of transport, such as through cycling and walking. The proposed development is very well located in relation to Metrolink, rail and bus links;
- Will not result in any adverse impacts on air quality, flood risk, noise or pollution and there will not be any adverse contamination impacts;
- Will not have a detrimental impact on protected species; and
- Will deliver a highly sustainable development in energy and carbon reduction terms and the College have aspirations to achieve Net Zero Carbon, as set out in the submitted Energy Statement.

Summary

10.6 In summary, the proposal constitutes sustainable development in accordance with the NPPF when taken as a whole. The proposals would deliver positive economic, social and environmental benefits which should be afforded significant weight in the determination of this planning application.

11. Summary and Conclusions

- 11.1 This Planning Statement has been prepared by Avison Young in support of a full planning application submitted by The LTE Group ("the Applicant") for Phase 2 of its new City Centre Campus for The Manchester College and UCEN Manchester at the corner of Great Ducie Street and New Bridge Street. Phase 2 proposes to construct a new Centre of Excellence for Business and Professional Services, attached to the Applicant's existing facility providing a Centre of Excellence for Digital and Creative Industries (Phase 1), which was completed in September 2022. Phase 1 occupies the prominent corner of the site; opposite Manchester Arena and it is the intention for Phase 2 to abut the north facade of Phase 1 to complete the City block and deliver the full extent of The Manchester College and UCEN Manchester's City Centre Campus.
- 11.2 The full description of development on the planning application form is:
- "Erection of new educational facility (Use Class F1(a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works"*
- 11.3 The application proposes an extension to the City Centre Campus for the Manchester College and UCEN Manchester at the corner of Great Ducie Street and New Bridge Street. Phase 2 proposes the construction of a new Centre of Excellence for Business and Professional Services. This will be attached to its existing facility providing a Centre of Excellence for Digital and Creative Industries (Phase 1), which was completed in September 2022.
- 11.4 The external appearance of the proposed development seeks to replicate the first phase and has been designed with functionality in mind but also reflects an exciting modern design which responds to the site's prominent location along one of the key routes into Manchester City Centre. The building will sit comfortably within the context of both the existing and committed/planned built development within the local area, whilst representing a contemporary piece of architecture that will create a bold and exciting building on this Site.
- 11.5 The principle of an educational development at the Site has already been established through the Phase 1 consent and is embedded in both planning and strategic policy and Manchester's wider regeneration objectives, which include the Great Ducie Street SRF and the Former Boddingtons SRF. The proposals to provide a College extension within this location is therefore fully aligned with the City Council's aspirations for this area. It will significantly enhance the site, whilst also making an important contribution towards realising Greater Manchester's educational objectives.
- 11.6 The proposed development will deliver significant social, economic and environmental benefits to the area, resulting in an improved gateway to the City along the Inner Ring Road. The Design and Access Statement demonstrates that the development will be of excellent design quality, contributing positively to sustainability and place making. In addition, the scheme proposals will deliver high density development in a highly sustainable location.
- 11.7 A suite of technical assessments has been submitted as part of the planning application to assess the impact of the proposed development. These have concluded that there are no environmental or technical reasons why planning permission should not be granted.
- 11.8 The proposals are in accordance with the adopted Development Plan when taken as a whole and constitute sustainable development in accordance with the NPPF. Accordingly, it is respectfully requested that the City Council grants full planning permission for this important development.

Appendix I

Schedule of Supporting Plans and Documents

Submission Schedule

Documents/ Reports	Date/ Reference	Consultant
Application Forms	February 2023	AY
Covering Letter	February 2023	AY
Design and Access Statement including: -Servicing Strategy -Landscaping Proposals	CCPH2-BBA-XX-XX-RP-A-0005 March 2023	Bond Bryan
Archaeology details including: -2019 Archaeological DBA -Correspondence with GMAAS agreeing the WSI and signing off subsequent on-site investigations -Decision Notice ref: CDN/20/0765 confirming discharge of archaeology condition	Various	Orion
Biodiversity Impact Assessment and Biodiversity Metric	January 2023	Ascerta
Construction Management Plan	23 February 2023	Willmott Dixon
Circular Economy Statement	January 2023 CCPH2-BDP-XX-XX-RP-Y-0802. Rev. P02	BDP
Crime Impact Statement	March 2023	GMP
Drainage Strategy	7 March 2023	AECOM
Education Statement	February 2023	TMC
Environmental Standards Statement	February 2023 CCPH2-BDP-XX-XX-RP-Y-0801. Rev. P02	BDP
Flood Risk Assessment	16 th March 2023 Rev. 1.1	Ridge
Ground Condition Reports including: -Manchester College Site Completion Report -Static Cone Penetration Test Factual Report (Phase 2) -Borehole information/ data (Phase 2)	Various	LK Group In-Situ Site Investigations
Local Labour Agreement Acceptance Form	March 2023	AY

Planning Statement, including: -Chapter on heritage impacts -Blue and Green Infrastructure Statement -Chapter on adjacent landowner consultation	March 2023	AY
Planning Noise Assessment Report	22 nd February 2023. Revision 01	Hoare Lea
Transport Assessment, including: -Travel Plan	March 2023	SK Transport
Ventilation and Extract Planning Statement	14 th February 2023	BDP
Waste Provision Calculation	15 February 2023	Bond Bryan

Drawings		
Site Location Plan	CCPH2-BBA-00-XX-DR-A-1001	Bond Bryan
Ground Floor Campus GA Plan	CCPH2-BBA-ZZ-00-DR-A-2051	Bond Bryan
First Floor Campus GA Plan	CCPH2-BBA-ZZ-01-DR-A-2051	Bond Bryan
Second Floor Campus GA Plan	CCPH2-BBA-ZZ-02-DR-A-2051	Bond Bryan
Third Floor Campus GA Plan	CCPH2-BBA-ZZ-03-DR -A-2051	Bond Bryan
Fourth Floor Campus GA Plan	CCPH2-BBA-ZZ-04-DR-A-2051	Bond Bryan
Roof GA Campus Plan	CCPH2-BBA-ZZ-RF-DR-A-2051	Bond Bryan
Existing Site Plan	CCPH2-BBA-ZZ-XX-DR-A-1002	Bond Bryan
GA Elevation (East) Greenstrip	CCPH2-BBA-ZZ-XX-DR-A-3001	Bond Bryan
GA Elevation (West) Great Ducie Street	CCPH2-BBA-ZZ-XX-DR-A-3002	Bond Bryan
GA Elevation (North) Access Road	CCPH2-BBA-ZZ-XX-DR-A-3003	Bond Bryan
GA Elevation (South) Phase 1	CCPH2-BBA-ZZ-XX-DR-A-3004	Bond Bryan
Existing GA Elevation (East) Greenstrip	CCPH2-BBA-ZZ-XX-DR-A-3101	Bond Bryan
Existing GA Elevation (West) Great Ducie Street	CCPH2-BBA-ZZ-XX-DR-A-3102	Bond Bryan
Existing GA Elevation (North) Access Road	CCPH2-BBA-ZZ-XX-DR-A-3103	Bond Bryan
Façade Study	CCPH2-BBA-ZZ-XX-DR-A-3200	Bond Bryan
Proposed Site GA Plan	CCPH2-BBA-ZZ-ZZ-DR-A-1003	Bond Bryan
GA Section Phase 1	CCPH2-BBA-ZZ-ZZ-DR-A-4301	Bond Bryan

GA Section	CCPH2-BBA-ZZ-ZZ-DR-A-4302	Bond Bryan
Detailed Edge Section B-B	CCPH2-BBA-ZZ-ZZ-DR-A-7052	Bond Bryan
Detailed Edge Section C-C	CCPH2-BBA-ZZ-ZZ-DR-A-7053	Bond Bryan
CGI View 01	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 001_P02	Bond Bryan
CGI View 02	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 002_P02	Bond Bryan
CGI View 03	CCPH2-BB-ZZ-ZZ-VS-A-0001-View 003_P02	Bond Bryan

Appendix II

Former Boddingtons Brewery Site Strategic
Regeneration Framework Addendum (2019)

Former Boddingtons Brewery Site Strategic Regeneration Framework Addendum (2019)

The Site is located within the red line boundary of the Former Boddingtons Brewery Site Strategic Regeneration Framework (SRF). The proposed addendum of the Strategic Regeneration Framework (SRF) for the area was approved, subject to consultation, by the Executive in March 2019. The majority of consultation responses supported the SRF.

The updated document detailed the opportunity for Manchester College to build its new City Centre campus in the area, promoting educational use on the western part of the site, alongside the delivery of a multi storey car park, and the residential and commercial development set out within the 2015 SRF. The Former Boddingtons Brewery Site SRF Addendum provides the most up to date strategic vision for the site.

The changes that have occurred since the 2015 Framework include a planning application for residential development on the eastern part of the Boddingtons Brewery site, and the opportunity which has arisen for the LTE Group to build its new City Centre Campus for The Manchester College and UCEN Manchester, having taken legal ownership of the majority of the western part of the site in February 2019.

The 2015 SRF identified the potential for around 1,000 residential units across the whole of the former Boddingtons site and sought an appropriate balance between residential and commercial uses across the area. With the proposals for an educational use however, the 2019 Addendum, now states that this requirement has changed.

The College, nonetheless, has not taken ownership of the part of the site that was identified for a multi-storey car park in the 2015 document and the original provisions for the car park remain at the preferred location on the northern part of the site with access from Francis Street. The College has plans for a multi-phase campus development and as stated within the 2019 SRF Addendum, if later phases are not pursued, there may be an opportunity for alternative uses to come forward on the western part of the SRF site, including residential, hotel or commercial uses.

The overall concept for the redevelopment of the Boddingtons site is thus the “creation of a high quality, mixed use and vibrant new northward extension to Manchester City Centre”. This application sees the realisation of the first phase of the new City Centre College Campus in the SRF, which is described as being critical to the long term need of the City’s regional economy.

Design Principles

1) Uses

The SRF states that it seeks to create opportunities to deliver a range of complementary uses that will combine to create a distinctive neighbourhood, with a clear sense of place, which will provide life and vitality during the working day and at evenings and weekends.

The proposals to create a new College Campus are entirely in keeping with these principles and will present an opportunity to revitalise the area, offering the redevelopment of an under-utilised site into a thriving educational facility, which will complement the emerging regeneration context of this area.

The SRF supports this statement and recognises that the opportunity to locate a new City Centre Campus for The Manchester College and UCEN Manchester on this site clearly complements the

Council's ambition to deliver activity throughout the day, particularly when considered alongside the consented Old Brewery Gardens residential development, adjacent to the east.

The SRF recognises that the new College Campus will contain state of the art performance, media and creative facilities, reflective of the commercial sector, and would be outward facing, creating a public presence, with training facilities that would provide services for the public. The College would therefore encourage wider community access which is key to the future of development in this area.

The retention of the multi-storey car park to the north of the SRF area is also welcomed within the SRF, in keeping with the principles of the 2015 framework and it is noted that this will be an essential component of the masterplan and will be required to service the Old Brewery Gardens development, as well as to offset the loss of considerable surface parking on the SRF which is currently well used.

The proposals to create a new City Centre Campus are thus reflective of the updated masterplan for the area (below), which now accounts for this development.



Figure 6: Boddington Masterplan 2019.

This masterplan also reflects the City Council's ambitions for temporary uses to be included where phases of the development are yet to be realised. This vision has been reflected in the proposals put forward whereby areas allocated for Phase 2 have been incorporated as servicing and temporary landscaping in this application.

2) Density, Massing and Scale

The SRF states that the scale and massing of building form within the Boddingtons SRF area should respond to existing buildings in the surrounding area, to the indicative proposals contained within the Great Ducie Street SRF and to the approved Old Brewery Gardens scheme. The significant change in

levels across the site is mentioned as an important consideration in terms of scale. However, as a gateway site, it is suggested that this may be an appropriate location for tall buildings.

The proposed development has taken on board these considerations and has sought to respond to the site's location, creating a prominent building located on a key route into the City Centre, whilst also respecting the change in levels across the site. This has produced a well-considered development of 5-storeys which responds to the corner of the Boddingtons Brewery site and does not represent an overbearing mass in this location. This is in line with the SRF's height datum which anticipated the College to come forward at an approximate height of between 6-8 storeys.

3) Place Making and Public Realm

The SRF states that it is vital that the design of the public realm within the study area reflects the opportunity to create something new for the City Centre, creating a distinctive image and 'sense of place' that sets the area apart from surrounding commercial and residential developments. Key aspects of this will be creating a welcoming and secure environment that can offer learners a unique space in the City and an accessible design that engages with the City at street level.

The design of this development has sought to respond to the key pedestrian routes through the site, creating a recessed building from Great Ducie Street which comprises an 8.5m wide sidewalk that will encourage pedestrian circulation. This new public space will act as one of the key spaces within the wider development site, providing enough spill out space for students and theatre visitors to enter and exit the building in an orderly manner, whilst also acting as an entry point not only for the College but for the entire masterplan area. New street trees have also been incorporated into the design of this feature, along Great Ducie Street, which presents the opportunity to enhance biodiversity in this location.

This proposal is recognised within the SRF as a key public space that will help deliver the ambitions of the Great Ducie Street SRF (see below) – to create improved pedestrian links east to west from the River Irwell to the River Irk via a network of high quality spaces. It is stated that "it provides an arrival and orientation point for pedestrians approaching the site from the City Centre/ Victoria Station underneath the railway viaducts along Victoria Street" and it is also recognised that this new area of public realm will marry well with the other areas of public realm set out within the Boddingtons site, including the tiered steps approved as part of the Old Brewery Gardens proposal.

Showroom functions and glazed facades have additionally been incorporated into the design of the building along Great Ducie and New Bridge Street to create active frontages along the pedestrian walkways that will benefit from the exposure of the inner activities of the College such as the restaurant and kitchen. This will create an inviting environment in this location that will draw people in. It will also contribute towards the Council's ambitions of 'demystifying access to education' by showcasing and celebrating the activity within the College helping to inspire and attract new learners.

Students and guests of the College are also provided with some private amenity space comprising of the outdoor roof terrace proposed on the fourth floor of the building. This terrace offers views towards the City and River, whilst respecting the existing and emerging development in the surrounding area.

The terrace will comprise an accessible hard surface with some landscaped elements placed on raised pots and fixed furniture that will offer students a place to relax as part of their education. These landscape features are reflected within the public realm plan contained within the SRF Addendum.



Figure 7: Beddington SRF Public Realm Plan.

4) Connections

Re-establishing connections through the area is a key principle of the SRF. It states that through the Masterplan it has sought to integrate stronger north-south connections within the study area to facilitate movement between the Strangeways Employment Area to the north and the City Centre to the south and to open up east to west connections to provide alternative routes into the wider area. It is recognised that development should be designed so that movements are clearly legible and accessible by all, providing an efficient network across the site and linking into the wider area.

As mentioned in previous paragraphs, the design of the proposed educational facility has been influenced by the desire to increase permeability and legibility across the area. An enlarged sidewalk has been provided from Great Ducie Street which provides connections with the wider public realm proposed across the masterplan area and to the public realm proposed as part of the Old Brewery Gardens scheme. This will allow for greater pedestrian movement both east and west across the site and also provides connections, as noted within the SRF, north and south, including to spaces along the River Irwell. These public connections allow for a more permeable site, where people can move through the area, responding to pedestrian desire lines in accordance with the emerging context.

A new internal access road is also proposed as part of the development which will sit to the north of the site, perpendicular to Great Ducie Street. This is required in order to provide for the servicing of the College without vehicles having to impact on the proposed new landscaped 'Green Strip', which sits outside the boundary of this planning application, to the east of the proposed new educational building. This will allow for increased vehicular access in accordance with the practicalities of the site, whilst maintaining high levels of pedestrian and cycle access.

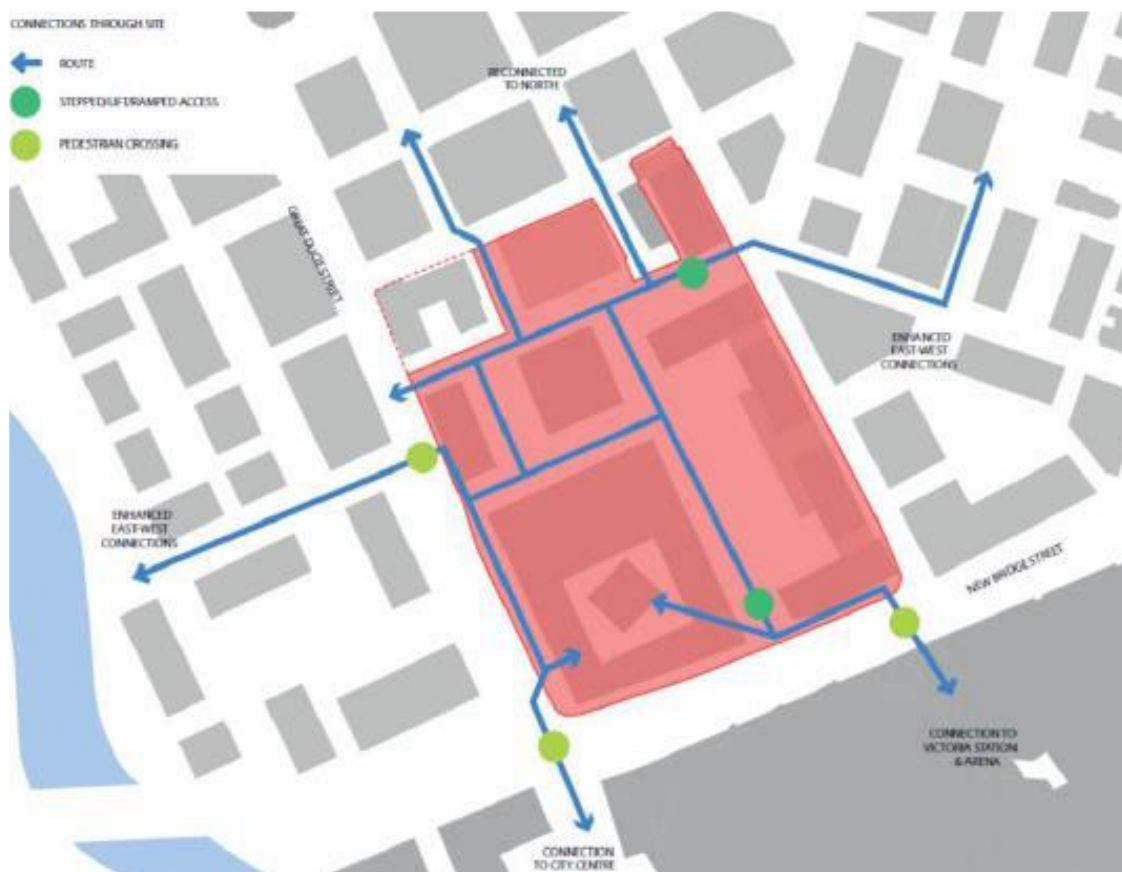


Figure 8 Boddingtons SRF Connectivity Plan.

5) Phasing

It is recognised within the SRF that the site will be delivered in a phased approach. Phase 1 of the new City Centre Campus has been delivered first, whilst the Phase 2 ambitions are intended to be delivered through this application. This approach is therefore fully supported within the SRF which also states that the College will lead on the future of the Phase 2 land, should this not be brought forward for educational purposes.

The College is committed to creating a comprehensive scheme both phases are integrated with the emerging and approved proposals for the wider masterplan area. This has led the design approach taken to Phase 1 and Phase 2 to ensure a consistent approach, with enough flexibility to accommodate further/future development.

Great Ducie Street Strategic Regeneration Framework (2018)

The Great Ducie Street Strategic Regeneration Framework (SRF) was approved by the Council in August 2018. The SRF area extends northwards from Manchester's Inner Ring Road adjacent to the Manchester

Arena, and whilst it does not include the Former Boddington's Brewery Site, but wraps around this area, it is still a material consideration to this application and understanding the regeneration context of this site.

The SRF reinforces that this area of Manchester presents a prime opportunity for regeneration, as identified within numerous previous documents including the North Manchester Regeneration Framework and the Strangeways Local Plan. However, this SRF seeks to build upon these plans to deliver a refreshed Framework.

Vision

The SRF Addendum states that there is opportunity to create a genuinely mixed-use neighbourhood with a strong sense of place and community, which reflects on the principles set by the original Former Boddingtons Brewery SRF (2015) to deliver residential accommodation with the balance comprising non-residential uses. These uses should be directed towards those that thrive in 'different' environments away from the traditional areas of work in the city and should secure an optimum long term sustainable use.

The development proposed by this application reflects the desire to create a mixed-use neighbourhood and it is considered that a new City Centre College Campus will complement the existing and proposed uses within this neighbourhood, in particular the planned residential uses.

A new educational facility represents an opportunity to make the best use of land, transforming an underdeveloped site into a use that will stand the test of time. This educational facility is in keeping with the policy aspirations for the area and is also suited to the nature of the site and its location outside of the traditional City Centre.

Building Inclusive Communities

The SRF Addendum states that, as a mixed-use neighbourhood the area should include the wide range of uses that are key to supporting any successful urban district. These should include facilities like schools, health facilities, leisure and cultural facilities and an appropriate retail provision.

The proposal to create a new City Centre Campus for Manchester College and UCEN Manchester therefore supports the above vision and will provide a high-quality College that will cater for the existing and growing community. This College also features a number of facilities, such as the indoor theatre and restaurant, which promotes community inclusion by providing uses within the building that the public can access.

Density and Place Making

In line with the adopted Core Strategy, the SRF states that there will be an assumption towards delivering high density development that maximises the potential of land within the SRF site area. The proposals are in line with this objective and have been based on the need to make the best use of the land. The existing land was used for a surface car park before the 5 storey Phase 1 and 5 storey Phase 2 responds to the site geometries and the ability to have a building of height, without presenting an over-development of the land.

The building has responded to the indicative datum set within this SRF (which reflects the Boddingtons SRF) and has also been considerate of the need to ensure that the development of the site is balanced

alongside an improvement to the public realm. This has been realised through the landscaped elements of the scheme and the new walkway which has been created along Great Ducie Street.

Interface with the Inner Ring Road (IRR)

A key theme of the SRF is to ensure that the site's location within close proximity to the Inner Ring Road (IRR) has been fully considered within the development proposals. Opportunities to improve the experience along the IRR should be taken through incorporating high quality architectural design on the key frontages and these will be encouraged by the Council.

The new-build College has sought to respond to its location along a key gateway into Manchester. Its design reflects the need to create a bold design which creates a focal point along this key route and seeks to address the corner of the Boddingtons site. The building provides an opportunity to increase interest along the IRR and will provide an enhanced frontage with increased street activity thereby creating an inviting and exciting environment.

Active Frontages

The SRF states that new buildings should be designed to support active frontages particularly around key public spaces and pedestrian desire lines. The design of the proposals supports this vision, with active frontages at the forefront. The building comprises a high level of glazing, particularly at ground level which allows the public and those passing the site a view into the building and the activities taking place. This will help promote street life and enhanced animation to the street scene, which is complemented by the provision of two access points to the site. Increased visibility will also promote community cohesion and help make the building an established part of the neighbourhood.

Character Features

Architectural diversity is encouraged within the SRF to create a neighbourhood that is varied in character and which contributes towards the creation of a neighbourhood with a strong sense of place. Whilst it is acknowledged however, that the majority of the building stock within the SRF area is of low quality, it is recognised that there are a number of notable buildings which are of merit.

The design of the development has taken architectural cues from the surrounding neighbourhood and also the previous use of the site (Boddingtons Brewery). This has informed the proposed materials palette and the final design, which represents a bold and exciting piece of architecture, which responds well to the surrounding uses.

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