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Ref: PP-11792389

Dear Sir / Madam

Full Planning Application: Temporary Planning Permission for a two-storey building (Use Class E(a), E(c), E(d)E(g), B2, F2(c) and Sui Generis at ground floor and first floor and related access, street art/ free wall at 50 Red Bank, Manchester, M8 8QD.

On behalf of our client GRUB: Red Bank (thereafter GRUB), Lambert Smith Hampton [LSH] is pleased to submit a full planning application which seeks to renew the temporary planning permission originally awarded to the landowner at the time, Rianta, on 23rd July 2020 (125636/FO/2019) which is due to expire on 23rd July 2023. In the interest of providing GRUB with the ability to take bookings for events in the coming years and remain fully functional until the site comes forward for wider redevelopment, this planning application seeks to extend temporary planning permission for a further 3 years, until 23rd July 2026.

Previous planning permission

The original planning permission was submitted on behalf of Rianta, however since then, LWP Eastbrook Property Ltd have taken over as landowners. The application comprised the following:

'Retrospective temporary change of use of a two storey building from B1, B2 and B8 (Employment) Use Class to 'new creative hub' including flexible commercial uses (Use Class A1, A3, A4, A5, B1, B2, D1 and D2) at ground and first floor for a period of 3 years together with related access, street art/free wall and other external associated building works'.

Along with a clear justification of the scheme as a 'meanwhile use' within the Red Bank neighbourhood of the Northern Gateway Strategic Regeneration Framework, the original application was supported by a comprehensive set of technical documents and drawings:

1. Noise Assessment, prepared by RSK;
2. Ecological Appraisal & Bat Survey Reports, prepared by WYG;
3. Travel Statement (and Travel Plan), prepared by Mode Transport Planning;
4. Event Management Plan, prepared by LSH; and
5. Phase 1 Environment Risk Assessment, produced by Delta Simons.

The re-purposing of the previously vacant building aimed to stimulate economic activity in what is considered as the first phase of regeneration of the Red Bank area in accordance with the Northern Gateway Initiative. At the time of the original application, LWP Eastbrook Property Ltd had recently acquired both 50 and 54 Red Bank as part of a wider comprehensive and long-term regeneration agenda linked to the transformation regeneration of the Red Bank character area within the Northern Gateway.

At the time of the original application, GRUB were looking to relocate following the cessation of their previous operations at Mayfield Depot regeneration site due to U&I commencing significant development works at the regeneration site. The vision of the applicant was to create a genuine, sustainable platform that would create a vibrant independent cultural and business hub for the creative and artistic sectors, fostering the organic growth of a likeminded business community that would come to define Red Bank's future identity and augment it as a recognisable character area within the city centre fringe.

Planning permission was granted on 23rd July 2020 with 15 conditions attached, four of which were discharged on 2nd October 2020 (Conditions 8, 12, 13 and 14), with the remaining eleven as compliance conditions.

The Events Strategy submitted alongside the original application set out the flexible consent that was sought with the planning permission, in order to support the wide range of uses within the Use Classes A, B and D, on a temporary, rotational basis. At that time, the projects using the space consisted of:

- GRUB – internal and external street food with bar with seating areas (<http://www.grubmcr.com>);
- Takk Coffee – to provide a coffee roastery for distribution around Greater Manchester (GM).
- Suspect Package / Montana – are a distributor of spray paint and associated equipment; and
- Feel Good Club – well-being centre.

It is important to note that during the time when consent for the site was initially granted, the hospitality industry faced various Covid19 lockdown measures. This arguably expedited the growth of GRUB, which became an esteemed establishment for the local community during the unpredictable time of the pandemic, allowing the company to evolve its operation into the venue it is today.

Current Application Submission

The application was submitted via the Planning Portal [Ref. PP-11792389] on the 20th January 2023 and is accompanied by the following:

Title	Drawing Reference
Site Location Plan	1816-BA-ZZ-00-DR-A-20-0101
Existing Ground Floor Plan	LSH 001
Existing Basement Floor Plan	LSH 002
Existing First Floor Plan	LSH 003
Proposed Ground Floor Plan	1816-BA-ZZ-00-DR-A-20-0102
Proposed First Floor Plan	1816-BA-ZZ-00-DR-A-20-0103

The application is supported by the following technical information:

1. Ecological Appraisal & Bat Survey \report prepared by WYG;
2. Phase 1 Environment Risk Assessment, produced by Delta Simons.
3. Updated Noise Assessment, prepared by RSK
4. Updated Travel Statement, prepared by Mode Transport Planning;
5. Revised and Updated Event Management Plan, prepared by LSH; and
6. Waste Proforma.

The Property

The property is located on the fringe of Manchester City Centre, within the Red Bank neighbourhood of the Northern Gateway Regeneration Framework. The previous use of the building was low value industrial activity linked to the past textiles sector which LSH understand was built in the 1970's. The site also provides space for rear servicing and parking that is bound by elevated railway sidings (Red Bank Viaduct) that runs along the south easterly boundary of the site. The sidings create a defining boundary that self-contains the service yard so that it is well shielded from external factors.

The topography of the site rises from south to north, with a distinct change in levels approximately halfway up where the site is divided into two distinct parcels (in terms of current operation). The site is approximately 0.2ha in area.

The property is set out over three levels and includes 629.5 sq.m (GIA) on the first floor, 218.0 sq.m at the ground floor and 21.8 sq.m at the basement that includes toilets. The total GIA for the building is 869.3 sq.m GIA and would therefore be considered a minor planning application. The building is of brick build with associated windows and doors which benefit from security shutters.

The property has an external service yard to the front of the property that provides access to an internal service bay. A more extensive service yard is located to the rear of the property and has a dedicated security gate located on Red Bank.

The building sits within the Red Bank area of Manchester, on the edge of the City Centre. To the south-west of the site is the Green Quarter, an area that has seen significant investment in residential-led development over the past ten years. To the immediate south-west is a residential building. To the west is a training centre and low-rise industrial/commercial buildings. To the north is the Creamline dairies site, which has since ceased operation. More industrial units are to the north-west, in the area between Red Bank and Cheetham Hill Road. The southeastern boundary of the site is marked by the Red Bank Viaduct, which was formerly a railway viaduct but is no longer operational and now has a significant tree cover (mainly self-seeded).

Although on the edge of the City Centre, the Green Quarter is the extent to which City Centre regeneration has occurred in this immediate location. The residential unit to the immediate southwest of the site is the edge of the Green Quarter; with uses further north reflecting the more historic lower value commercial role of this part of the city. The environment is utilitarian, with very little aesthetic quality in the existing building stock and street scene. The public realm immediately around the site is of poor quality and reflective of the previous industrial legacy of this part of the city centre fringe. Over the last 3 years since permission was awarded, GRUB have contributed to the areas' regeneration, albeit in a temporary nature.

Current Use

While the concept of GRUB as an independent and creative led venue remains the same today as when it began initial operation, there are various elements of the business that have changed. Majority of these relate to the lifting of Covid-19 precautions that were implemented on the hospitality industry, in varying degrees, between 4th July 2020 and 19th July 2021. The particulars of these variations to operation have been reflected in the accompanying Revised and Updated Events Management Strategy.

One of the most notable changes to the business in the last 3 years has been the scale of GRUB's operation. Whereas initially GRUB, TAKK and Feel Good Club operated in the space, GRUB has since moved into all of the allocated space, now offering a variety of services to the community. The venue offers a weekly rotating line-up of street food vendors from Wednesday – Sunday, with a focus on sustainably sourced local products. The 'Chapelton Picture House', an independent cinema, has also become a permanent feature, representing the cultural benefit associated with this venue. GRUB has also begun offering the various spaces around the venue for event hire.

In terms of the initial aims LWP Eastbrook Ltd to create a sustainable platform for independent and creative growth in the area, GRUB has continued to grow as a prominent success story in Manchester's hospitality industry, showing the potential of 'meanwhile spaces' to enhance allocated sites prior to development.

Planning History

A review of the Council's online planning register has not been able to identify any planning history of the buildings, so these must pre-date the Council's databases. Prior to the July 2020 consent, LSH can confirm that the building was last in use for general industrial uses, covered broadly by use classes B1c, B2 and B8. The building was constructed in the 1970's and was used until 2017 as a general industrial unit by the previous owner, however, we are unable to validate the original consent from our search of Manchester planning archives (online).

Development Proposals

As outlined in the preceding sections, this application seeks to effectively extend the temporary planning permission granted in July 2020, that is due to expire in July 2023. Whilst there is almost six months until the temporary permission expires, GRUB have requested that the permission is secured sooner as to provide the company with confidence in order to take bookings up until 23rd July 2026 and reassure customers that the venue will remain operational during this period.

The core concept and operation of GRUB will continue and there is no additional proposed development.

In terms of the surrounding area, an application (ref: 133143/VO/2022) was approved in July 2022 to enable the creation of development platforms, including remediation and earthworks to allow delivery of future residential-led development at the Red Bank neighbourhood. However, no planning specific planning applications have come forward as of yet, for the expected residential development in the area.

The Concept of Meanwhile Uses

The concept of meanwhile (or temporary) use has gained considerable traction in recent years. The term describes any activity that occupies otherwise empty space during an interim period before a site has a more permanent use. One of the most well-known examples of meanwhile uses, Boxpark, established in London, includes shops, bars and restaurants, art studios and galleries and accommodates vendors in repurposed shipping containers. While this enterprise began as a meanwhile use scheme, it has evolved into a permanent brand in some locations and has recently been awarded planning permission for a site in Liverpool for 15 years, as its first location outside of London.

Meanwhile use space is generally made available at relatively low rents. In some cases, space may be available rent-free, particularly when it is intended for community or charitable use. By its very nature, meanwhile use space is ad-hoc and improvised. The nature of GRUB's business model has emulated this concept over the last 3 years of operation, with its rotational vendors, sustainability-

focused aesthetic, and well-established mantra of supporting local businesses through low-pitch fees and flexible contracts.

For small local businesses, temporary spaces, such as GRUB may represent the only realistic way of renting a physical space in central locations where conventional retail space would be unaffordable. The meanwhile use sector can thus play a vital role in supporting local enterprises in their early stages, as well as providing space for community projects that would otherwise struggle to find a home.

Therefore, GRUB has arguably successfully achieved these objectives and have created a new vibrancy within the Red Bank area as one of the first tangible phases of the Northern Gateway regeneration agenda.

Planning Policy Context

Planning Considerations

The following section provides an analysis of the key policies and related issues pertinent to the consideration of the application. A full breakdown of all national and local planning policies can be found in Appendix 1 of this covering letter.

Principle of Development

The MCCC'S Proposals Map identifies the property as being within the fringe of the City Centre but within the Regional Centre and therefore subject to the provisions of MCCC'S Policies CC1-CC10, and EC3.

MCCC'S Policy EC3 relates to the Regional Centre and sets out that development for employment generating purposes, including offices and commercial development will be encouraged. In relation to offices, the Policy notes that office development will be appropriate provided that:

1. It is located in an area well connected by sustainable transport to the City Centre, and residential areas; and,
2. The scale and type of office development does not undermine the delivery of employment space within the City Centre.
3. The regional centre is an appropriate location for large scale leisure for which city centre sites are unsuitable.

As outlined in the preceding section, the property is well located to capitalise on the existing sustainable transport networks into and out of the city centre, in proximity to bus, metro and rail services which provide high quality access to the City Centre and surrounding residential districts and satellite settlements. The proposal will not impact on the delivery of employment space within the City Centre and can only be considered positive and policy compliant with Policy EC3 in that it will deliver workspace for the independent creative sector. The application of temporary meanwhile uses has helped to create workspace for young SME, looking for affordable spaces with limited lease commitments and so this ongoing planning application is seeking to renew the permission and allow GRUB to continue in providing for the community.

It is a known intention that the occupied buildings will be demolished in the short to medium term to facilitate wider residential led development in accordance with the Northern Gateway Strategic Framework detailed above. In this regard, the proposed development is not considered to prejudice

the delivery of employment floor space within the City Centre and will act as a complementary meanwhile use that will foster change and renewal in this part of the city centre fringe.

Further, the proposed renewal of temporary permission on the site will allow a continuation of accessible commercial meanwhile uses for the existing residents in the Green Quarter who currently have a deficiency in accessible local provisions. In doing so, the application seeks to address the need for improved facilities for prospective Northern Gateway residents who will be investing in the area in the next 5-10 years, acting as a cultural destination that has, and will continue to, instil future change. It is considered that the proposals accord with the provisions of MCCC'S and EC3 and the NG.

At present there is £40.0m (per annum) of retail and leisure expenditure within 500 metres walking distance of the subject site, whereby £14.4m is available on comparison goods, £10.0m on convenience goods and a further £15.7m is available in leisure and cultural spend. There is a clear deficiency of local provision in this part of the city fringe. The proposed meanwhile uses in this area will help create a cluster of SME's businesses that can draw on local residents expenditure generated in this part of the city fringe and create a sustainable focus that at the same time will address a recognised deficiency of local provision in this area of change and growth.

MCCC'S Policies EC1 and CC1 set out the strategic economic location and focus of employment growth in the City, City Fringe and City Region. The Policies sets out that the City Centre will be expected to accommodate 33ha of office or similar employment development. The proposals retain an element of employment on the site within the 869 sq.m building which will contribute towards the City Centre's requirements. From discussions with the operators we can confirm that TAKK and Feel Good Club no longer operate within the venue, with the space allocated for TAKK now used for the creation GRUB's own independent cinema, 'Chapeltown Cinema'. There are currently over 20 members of staff on the site, with this number to increase over summer to accommodate for the expected increase in customers at this time.

Overall, it is considered that the proposals accord with the provisions of MCCC'S Policy CC1.

MCCC'S Policy CC8 stipulates the developments which make significant contributions to the City Centre's role in terms of employment will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The proposals will not impact on the setting or character of any listed building or indeed any conservation area as the site is not located in the immediate or moderate distance from any significant heritage assets, and given the change of use does not alter the physicality of the existing building then it cannot be considered to have an impact. The proposed meanwhile use for the building will also be a catalyst for social, cultural and economic change in this transition city fringe area. It is therefore considered that the proposals do not conflict with the provisions of Policy CC8 and will help facilitate the wider regenerative agenda of the Northern Gateway and more specifically the Red Bank Character area.

In terms of Policy DM1, we can confirm that the proposed development satisfies the key criteria of the policy for the following reasons:

The change of use does not involve the physical change of the current building and therefore the first and second bullet point of DM1 is not applicable.

Alongside the original consent, a number of technical documents were submitted that conclude the proposed development would not create any local amenity issues in the context of noise, transport and litter/ refuse storage and collection and vermin control. LSH can confirm that there has been no issues in respect of the successful operation of. It should be noted that a noise abatement notice

was served to the property however it was confirmed that a neighbouring venue was responsible and the notice was dismissed.

In line with condition 8 of the original planning permission, an event management plan was submitted and discharged on 26th August 2020 (Ref: CDN/20/0548) which detailed the operation of the business. As outlined above, the operation of the venue differs slightly today in comparison and so an updated event management strategy has been submitted alongside this application.

LSH can also confirm that the premises license is in place under the Licensing Act 2003 (LA Ref: 239206BJ1), issued on 03/07/2019 is still valid and confirms that the building will be in use from 1200 to 2300 Monday to Sunday with the site cleared by 2330. The operator remains keen to ensure that they are considered a considerate neighbour.

The office hours of the operation are Monday to Friday and the staff work between 1000 and 1600.

Since the original planning permission was awarded, GRUB has maintained its popularity. That being said LSH can confirm that there have been no capacity issues in the venue. The operator has confirmed that there are no more than six deliveries per week and this is made by a small van vehicle and no large HGV vehicles are used. All deliveries are directed to the service yard and will be specifically not advised to park on street due to the parking restrictions along Red Bank. The refuse area remain the same as was approved in 2020, with the bin locations demarcated on the area identified green on the plan below. The refuse area continues to be accessed through the southern entry point and is collected by a fully licensed carrier (B & M Waste) who are authorised to deal with a variety of waste. The refuse area has been demarcated with fences

We can also confirm that GRUB operates a non-smoking indoor and outdoor policy.

Figure 1: Proposed Refuse Area



Overall, it is considered that the principle of temporary mixed use in this character area is appropriate within this transitional location. This is supported by Core Strategy Policy together with the Northern Gateway SRF. The proposals principally relate to the temporary change of use of a vacant former industrial building and will facilitate affordable work space for young SME operators to trade. It is not considered that will not impact on any heritage assets but will contribute to revitalising, repurposing a curating a new creative hub in this important gateway site. It is therefore considered that the

proposals accord with MCCC Policies SP1, EC1, EC3, CC1 and CC8 and should therefore be approved.

Summary

The proposals constitute sustainable development and accord with an up-to-date Development Plan as well as the Council's ambitious Northern Gateway initiative and should therefore be approved without delay in the context of the Framework¹. We therefore consider that in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 that planning permission should be granted for the proposed development.

Conclusions

I look forward to receiving a confirmation of registration for this application. We welcome the opportunity to discuss any matters with the Officer during the determination of the application. This application is supported by a planning application fee of £462.

If you have any queries or need any clarification of any matter relating to this letter, or in the accompanying submission documents, please do not hesitate to contact me.

Yours faithfully,



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Encl.

CC Roland Williams LWP

¹ National Planning Policy Framework - §11(c)

APPENDIX 1

Breakdown of all national and local planning policy.

National Planning Policy Framework

National guidance is provided by the National Planning Policy Framework [the Framework] (February 2019), and the National Planning Practice Guidance [the Practice Guidance]. Both are material to the consideration and determination of the planning application.

The Framework² states that for decision taking, applications for proposals that accord with an up-to-date development plan should be granted without delay.

The Framework³ sets out those decision makers at every level should seek to approve applications for sustainable development where possible. At the heart of the NPPF is the aim for sustainable development, which comprises the promoting if social, economic and environmental wellbeing. Development should aim to balance its impact on these three broad outcomes, maximising benefits and avoiding or minimising harm.

The Framework⁴ sets out significant weight should be placed on the need to support economic growth and productivity.

In relation to heritage, the Framework⁵ states that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The Framework⁶ notes that in determining planning applications, authorities should account for:

1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
2. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and;
3. The desirability of new development making a positive contribution to local character and distinctiveness.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises the Manchester Core Strategy (2012) (CS), saved Unitary Development Plan policies (1995) and the Greater Manchester Minerals and Waste joint Development Plan Documents. These documents all predate the 2012 National Planning Policy Framework (NPPF), and so may be considered somewhat out-of-date (although the Core Strategy development principles and policies relevant to this site would still be considered to reflect policy in the current NPPF).

² National Planning Policy Framework - §11(c)

³ National Planning Policy Framework - §38

⁴ National Planning Policy Framework - §80

⁵ National Planning Policy Framework - §189

⁶ National Planning Policy Framework - §192

Site Specific Policies

Although the building and Site are not allocated for specific development, it is on the edge of the City Centre, within the Strangeways Employment Area (and, as such, identified as being within the City Centre Fringe (**Policy CC1**). It is also within the Regional Centre, covered by **Policy EC3** of the CS. EC3 supports the development of employment-generating uses in the Regional Centre, including large scale leisure uses for which there are no suitable City Centre sites. Town centre uses are appropriate in line with town centre policies (most relevant is **Policy C9** – Out of Centre Development), unless ancillary to a main employment use. High density housing is also suitable, providing it complements the development of a mixed use employment area.

The site is within the North Manchester area identified in the CS, covered by policies EC4 (Economic Development in North Manchester) and H3 (Housing in North Manchester). **Policy EC4** states that North Manchester should provide 14ha of new employment land, with Strangeways being a focus for office development. Strangeways is also identified as a key area for existing employment activity. **Policy H3** states that North Manchester will accommodate approximately 20% of new housing over the plan period, which totals 11,840 new homes. Although the policy promotes family housing, high density development is supported in areas within the Regional Centre, such as the subject site. New housing in North Manchester is seen as an opportunity to attract skilled workers to the city.

The site is covered by a saved policy within the Manchester UDP. **Policy CC10** identifies the Strangeways and Lower Cheetham Hill Road area as an Economic Improvement Area, in which a high level of economic activity will be sustained.

LSH also note that the site does not specifically sit within the defined city centre but its fringe; however, given the growth of the city over the last two decades the site now sits within a city centre location as development has surpassed policy delineations. **Policy CC 8** deals with change and renewal and recognises that certain types of development and the direct approach to development areas that is most likely to deliver the vision for the city centre. The policy supports certain renewal developments can contribute to the city centre's role in terms of employment and retail growth or which improves the legibility of the centre. This renewal will be supported subject to the impact of the city's heritage and character being acceptable. The policy supports schemes which are likely to contribute to the promotion and improvement of the social, economic or environmental well-being of Manchester.

General Planning Policies

Policy SP1 of the CS explains the spatial principles guiding development in Manchester. The Regional Centre is the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. New development should aim to maximize the capacity of transport infrastructure, in particular promoting sustainable modes of transport. Within the core development principles of SP1, new development should create well designed places that create or enhance character. Development should minimise emissions and improve connectivity to jobs and services.

Economic Development is covered by **Policy EC1**, which aims to provide 200ha of employment land across Manchester. There is a focus on the City Centre and Regional Centre, particularly for office-style development. As well as traditional employment use classes, the CS welcomes development of other employment activities, including retail, culture and tourism. The policy promotes the creation of a diversity of employment space that suits the needs of a range of companies. Employment development should ensure the continued social, economic and environmental regeneration of the city, and be designed to make the best use of a site (our emphasis).

The city's general housing policies are conveyed through **Policy H1**. There is a target to build approximately 60,000 new homes from 2009-2027, an average of 3,333 housing each year. However, it is important to note that this target has been moderated based on the new national calculation for housing need, which results in an annual target of 2,584 for Manchester. The Regional Centre is a focus for residential development. The city centre and parts of the Regional Centre are appropriate for high density development, where this can take advantage of sustainable and well-connected sites. 50 Red Bank is very close to the city centre, including the key transport node of Victoria Station, and is therefore a clear candidate for high density development (expressed as a minimum of 70 dwellings per hectare). The aim of Policy H1 is that 90% of new development is provided on previously developed land.

Affordable housing targets are included in **Policy H8**. The general target is for schemes of more than 14 units or on sites greater than 0.3ha to provide 20% of new units as affordable housing. Overall, it is anticipated that the split of new units between intermediate affordable housing products and social rent will be 15/5. There are circumstances where a reduced level of provision of affordable housing will be justified. These include where scheme viability cannot accommodate 20% provision, or where there are wider policy reasons to seek a different level of provision.

Policy T2 (Accessible Areas of Opportunity and Need) directs new development to locations that promote sustainable transport choices, offering people using new development easy access to non-car modes of transport.

Policy EN1 covers Design Principles and Strategic Character Areas. The subject site lies within the Central Arc Character Area, which covers an extensive area comprised of post-war social housing estates and industrial land, much of which is a target for regeneration with capacity for innovative approaches to urban design.

Policy DM1 provides general guidance on Development Management. Development will be managed to ensure that it is well-designed and wider negative impacts are minimised or mitigated.

The pertinent policies from MCCC include:

1. Policy SP1 (Spatial Principles);
2. Policy EC1 (Employment and Economic Growth in Manchester);
3. Policy EC3 (The Regional Centre);
4. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe);
5. Policy CC8 (Change and Renewal);
6. Policy DM1 (Development Management).

Supplementary Planning Documents

There are no supplementary planning documents [SPD] of relevance to the proposed development.

Northern Gateway Strategic Regeneration Framework

Red Bank lies within the area identified as the Northern Gateway. This is an extensive area running from the northern limits of the City Centre and extending up to the Collyhurst neighbourhood. It currently comprises a mixture of industrial activity and former industrial premises, post-war residential areas that have suffered from a lack of investment and an over-representation of social tenure homes, and open space of variable quality including the Lower Irk Valley.

Manchester City Council has appointed Far East Consortium (FEC) as a lead development partner to bring forward development and regeneration across the Northern Gateway, and a Strategic Regeneration Framework has been prepared to provide a level of guidance for subsequent development proposals. The SRF is not part of the Manchester Local Plan, and therefore does not constitute policy that should directly determine planning decision. However, it provides a clear indication of the Council's most recent thinking and ambition for the area.

The overall aim for the Northern Gateway is the creation of a series of vibrant and sustainable new neighbourhoods, providing up to 15,000 new homes over the next 15-20 years. There should be a diverse range of housing options, supporting existing communities (particularly to the north) and helping integrate the area with the City Centre. A high quality environment is a requirement for the Northern Gateway, in particular ensuring that the Lower Irk Valley is enhanced to provide a distinctive setting for the surrounding development. The SRF promotes maximum development density, within the other parameters of the document, with a mix of non-residential uses to create neighbourhood vibrancy. The sustainability of the area is recognised. Low levels of car parking will generally be appropriate, and development should seek to enhance walking and cycling opportunities, alongside links to public transport infrastructure.

To support the development of distinct neighbourhoods, the SRF encourages the emergence of local retail and service hubs. Although the focus is on the development of residential neighbourhoods, it is important that there is a mix of uses to create places with activity that makes them interesting and attractive to residents.

The SRF recognises that its vision will take 15-20 years to be delivered. This is an acknowledgment of both the scale of the opportunity and the challenge of aligning strategic ambition with economic and commercial drivers.

The subject site is within the Red Bank neighbourhood, one of seven proposed neighbourhoods. Red Bank is envisioned as a neighbourhood with a mix of uses, including community and social activities alongside a range of housing types and tenures. There is a desire for a lively environment for urban living, particularly to the south of the Red Bank neighbourhood. Uses that would contribute to this could include offices, hotels, leisure, retail and community facilities. The viaduct is presented as a focal point of the new neighbourhood, with activity from the arches and a green asset along the viaduct itself. The subject site is within an area identified for a residential-led development, including heights up to 12 storeys with a landmark building of height at the southern point of the site. The Red Bank viaduct is an element of the Green Infrastructure network in this area. Homes are mainly to be provided as apartments in this location.

Places for Everyone (PfE) Greater Manchester

In 2019, nine councils in Greater Manchester submitted the Places for Everyone plan to the Secretary of State for Levelling up, Housing and Communities. The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014 and has been informed by the feedback received from residents, businesses, and the development industry to previous consultations on that plan. The nine districts decided to continue to produce a joint plan following the withdrawal of Stockport Council from the GMSF in December 2020. Once adopted, the plan will set out how the nine boroughs should develop up until 2037.

Although there are no emerging policies that specifically over the Northern Gateway, the area is referred to as a site of a transformative scale in its own right with various key policies in the document that are relevant. This includes Policy JP-Strat 6 (Northern Areas) which outlines the strong focus on prioritising the re-use of brownfield land through urban regeneration, enhancing the town centre.

Emerging Planning Policies

Local Plan Review

The Council is currently preparing a Local Plan Review. The Review will set out the vision for the City, the spatial strategy, policies and key allocations to 2036. It will set out the quantity, type and general location of development to meet anticipated development requirements to 2036, including the scale of employment and residential development at the subject site.