PLANNING & TALL BUILDING STATEMENT

December 2022

PROPOSED MIXED USE DEVELOPMENT

AT

JACKSON'S ROW,

MANCHESTER

on behalf of:

JACKSON'S ROW DEVELOPMENTS LIMITED

zerum

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1. INTRODUCTION

1.1 This Planning and Tall Building Statement has been prepared by Zerum Consult Ltd on behalf of the Applicant, Jackson's Row Developments Limited. It accompanies a planning application submitted to Manchester City Council (the 'LPA') under section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 131612/JO/2021 as amended by 133317/NMC/2022 and 134638/NMC/2022. A concurrent s96a application for non-material amendments has also been submitted to make a minor amendment to the description of development, should the s73 application be approved. The project relates to the comprehensive redevelopment of a site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre. The development is known as 'St Michael's' and is referenced as such throughout this statement.

1.2 Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73 on 26 June 2020 (reference: 125549/JO/2019) and under Section 96a on 1 December 2020 (reference: 125549/JO/2019).

1.3 Following discharge of the relevant pre-commencement conditions, works to implement the approved development were undertaken in April 2021 and completed on 12th of that month. The works comprised the demolition of the kitchen of the Sir Ralph Abercromby and making good remaining external walls. These works represented Phase 1 of the Approved Development. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.

1.4 A new consent was granted under s73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under Section 96a consent on 23rd May 2022 (reference: 133317/NMC/2022) and Section 96a consent 4th November 2022 (reference: 134638/NMC/2022).

1.5 The Phase 2 works, which comprise the construction of the office building and conversion of the former police station (known at No. 1 St Michael's), are progressing on site.

1.6 Through the detailed design process of Phase 3, which comprises the erection of the tower and associated podium, a number of relatively minor changes to the approved scheme have been identified; these represent design, functional and operational improvements. The applicant wishes to progress these proposed changes, which are considered to require amendments to the scheme through a Section 73 application. It is important to stress from the outset that the proposed changes, when viewed in the context of the overall scheme, are considered to be minor.

1.7 This statement explains the development as now proposed, it describes the wider context from which the approved scheme emerged and it assesses the development as a whole against relevant planning policies.

1.8 The Section 73 Supplementary Design Report describes the proposed changes in more detail and compares the proposed scheme with that previously approved, and the Section 73 Revisions Statement provides further explanation and justification for the proposed amendments, describes the structure of the Section 73 application and assesses the acceptability of the proposed amendments.

1.9 This planning statement should be read in conjunction with the other documents submitted in support of the planning application, as described in more detail below.

1.10 The planning application for the development was originally registered in January 2017. Following extensive feedback, the decision was taken to revise the scheme design and in so doing retain all of one building[1] and part of another building[2] which exist on the site at present, and to incorporate these into a modified development, which includes a single tower together with other lower rise development. At this time, the lead architects for the scheme were also changed from MAKE to Hodder + Partners. The Hodder + Partners scheme was granted planning permission in June 2018. Hodder + Partners remain as executive and delivery architects for the development.

THE PROPOSALS AND CONTEXT

[1] The Sir Ralph Abercromby Public House
[2] The former Police station

1.11 The proposals represent an opportunity to address an identified need for a prestigious mixed use scheme of the highest quality at a strategic location in the heart of Manchester city centre. The area is currently grossly underused with very low levels of activity and interest.

1.12 The development will create a new defining landmark for Manchester, making a strong statement in architecture and setting new standards in design and quality of accommodation, which will reinforce the city's position nationally and internationally. It will help to meet identified demands from businesses, residents and visitors, and aid the city's economic growth and prosperity as the driving powerhouse of the north. Such a combination of integrated land uses, in a cohesive scheme which is seeking to meet the identified demands with the highest quality response, could only successfully be delivered on a site at the very heart of the city. St Michael's is the only site presently capable of delivering such a scheme.

1.13 The proposals are for a premium-quality mixed use development comprising new public spaces, 213 residential apartments, 30,751 sq.m of Grade A office space, a 5* hotel of 162 beds, and 1,798 sq.m of restaurants, cafes and bars.

1.14 The proposals have arisen from and address specific, strategically identified needs for:

- New public spaces within the city centre;
- A five star hotel to meet the significant undersupply of five star rooms and facilities in the city;
- Grade A office space to assist in addressing the current undersupply;
- Premium quality apartments to meet a gap in the market;
- Investment in buildings used by the Manchester Reform Synagogue, to replace the present building on the site which is not fit for purpose;
- A new destination within the city to further grow the economy and provide jobs;
- A new destination to support tourism, culture, business, the city's residents and the civic function of the city;
- To regenerate an underused site which is dominated by a substantial, vacant building; and

- To strengthen linkages between Deansgate and Spinningfields, and the Civic Quarter.

1.15 St Michael's lies at the heart of the city within a single ownership control and lacks any listed building within the site itself, thereby comprising a rare opportunity for regeneration at the heart of the City. The physical size of the site, its availability for comprehensive development and its location between the city's most important areas and functions means that it is ideally and uniquely placed to successfully address these needs and to act as a catalyst for wider regeneration.

1.16 The scheme is designed by nationally renowned architects, Hodder + Partners. Hodder + Partners is an established architectural practice, which has achieved over 40 national awards, including the inaugural RIBA Stirling Prize for architecture. Hodder + Partners deliver imaginative buildings and places for people, and sustainable outcomes for clients and contractors alike. The overall vision for St Michael's is to create a lively, new landmark destination centred around the existing buildings on site which are valued by the community, to create new and unique public spaces, and new high-quality contemporary buildings.

1.17 The development will redefine the centre of Manchester, strengthen its international appeal and reinforce the city's status as the UK's 'second city'. St Michael's will bring life to the area on weekdays, weekends and evenings. The development will set new standards for vibrant open spaces of the highest design quality. The spaces will be public or publicly accessible, lively, attractive and safe, and will benefit Manchester's residents and visitors, encouraging people to meet, socialise and relax. The roof top terrace will create a unique space in Manchester that will allow for a twelve-month schedule of events and festivals for art, culture and music.

1.18 The description of the development for the approved scheme is as follows:

"Partial demolition of existing buildings. Development up to 171.6 m AOD comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces

and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

1.19 Given that the changes proposed in this s73 application affect the description of development, albeit in only in a minor material way, and given that it is not possible to use a s73 application to amend a description of development, a s96a application has been submitted simultaneously to amend the description of development as set out below. As well as updating the scheme description, the changes update the descriptions of the uses under the Use Classes Order 2020, given that this order was made following the original grant of planning consent.

"Partial demolition of existing buildings. Development comprising residential (Use Class C3), hotel (Use Class C1), place of worship (Use Class F1), offices, leisure/ food and drink uses (Class E), and drinking establishments (including those with expanded food provision) (Sui Generis). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

1.20 The site is approximately 0.56 hectares in size and is occupied by the Sir Ralph Abercromby public house, the Manchester Reform Synagogue and a surface car park. The synagogue does not now meet the needs of its congregation and is in a poor state of repair. Prior to works to No1 St Michael's commencing, the former Manchester City Police Headquarters also occupied the site. The police station was previously redundant and vacant. The site is contributing very little to the city's economy or community.

1.21 In contrast, the proposals will incorporate the Portland Stone building of the Police Station and the Sir Ralph Abercromby public house into a new development which will enhance investment, facilitate regeneration onsite and beyond, strengthen the area's functionality and create connectivity between key city centre regeneration projects; both delivered and planned.

1.22 Manchester is the UK's fastest growing city and is the leading professional and business services centre outside of London. In recent years it has also seen

strong growth in the creative, media and digital sectors and is the third most visited city in the UK.

1.23 A major contributor to this growth has been Manchester's success in delivering major city centre regeneration projects. Strong urban design has helped to create a city centre environment that is attractive to new investors and businesses looking to move to the city. This has driven growth across a number of sectors and increased the popularity of city centre living.

1.24 The St Michael's development is designed to form a key next phase of Manchester's development to help sustain this growth by increasing investment and strengthening the heart of the city centre.

SUMMARY OF SCHEME BENEFITS

1.25 Against this strategic context the application site was identified as a unique opportunity to deliver a number of benefits to the wider city. The site is unusual in that it consists of a street block of land at the heart of the city centre where the land ownership has been brought together by a single party to allow the delivery of a comprehensive new development. Further, unlike most other street blocks within the city centre, there are no listed buildings within the site boundaries thereby reducing the constraints to development, although it is recognised that the buildings on the site represent non-designated heritage assets which is why the decision has been taken to retain those elements of most value.

1.26 The opportunity for major regeneration that the site presents was identified in the Jackson's Row Strategic Regeneration Framework, which was approved by the City Council in December 2015. This established that the 'Jackson's Row' site (which later became known as 'St Michael's'), can deliver a range of positive economic, social and environmental benefits for the city centre and the wider Manchester City region. These landmark development proposals are being brought forward in full accordance with the objectives set out within that document.

1.27 Despite the opportunities that the site offers, the project team have recognised from the outset that bringing forward development on the site should only be undertaken with a full understanding and continual testing of

the heritage, environmental and design consequences of the development. The application package not only describes the final scheme, but also explains how the scheme has evolved to respond to such assessment in order to minimise the negative impacts of the development. As a result of this process, the project team are confident that the negative aspects of the development have been minimised as far as possible and that the many positive benefits of the development far outweigh the negative.

1.28 The benefits that the development will provide are numerous. The benefits are explained in further detail below in Section 4, within the Regeneration Statement and Environmental Statement. Further, as explained in the Design and Access Statement, these public benefits can only be delivered in full on the application site. In summary, the development will:-

Economic Benefits

- Achieve the objectives of the Jackson's Row Strategic Development Framework.
- Provide new, Grade A office accommodation of which there is an undersupply in Manchester.
- Modernise the city centre's economic infrastructure, contribute to and take advantage of agglomeration[3] forces, providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.
- Provide office accommodation for occupiers who will deepen the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.
- Provide accommodation for approximately 2,192 new jobs directly, including more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and

[3] Agglomeration: when entrepreneurs, companies, new start-ups and talented workers, from disparate economic growth sectors cluster in locations which can provide business and networking opportunities and deep labour markets.

intern places taking advantage of the sectoral makeup of the new employment and industry recruitment and training approaches.

- Create an additional c.500 jobs during the construction period, with an estimated construction value of £195m.
- Generate further, indirect supply chain employment.
- Provide Manchester's first, purpose-built 5-star hotel, capable of securing a major 5-star brand. There is a significant undersupply of 5-star hotel rooms and associated facilities within the city centre at present. The hotel provision will also create synergies with the wider St Michael's offering. Both commercial and residential occupiers in particular will benefit from being in close proximity to high quality conferencing, banqueting, gym and spa facilities that will form part of the hotel.
- Support, through the construction of the hotel, Manchester's growing service economy, thriving tourist industry, Manchester's ability to hold major conferences and events, as well as providing restaurants, large-scale banqueting, and spa facilities to Manchester's residents.
- Reconnect the key regeneration areas within the city centre, especially Spinningfields and the Civic Quarter and St Peter's Square, which are established and emerging commercial districts and hugely important to the overall success of Manchester's economy. An economy anchored by financial and professional services firms which typically locate in those areas.
- Allow the site, which constitutes a street block of central Manchester, to effectively and efficiently contribute to the city's economy, including the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit, thereby acting as a catalyst to regeneration of this part of the City.
- Make a significant contribution (£32.7m over ten years) to the public sector finances through the business rates generated by the high quality office space and leisure/ commercial space.
- Make a contribution of £114.7m over ten years to the UK treasury through additional Income tax and National Insurance contributions.
- Encourage new restaurant concepts, and innovative and independent businesses as the focus of the spaces and uses that surround them.

Social Benefits

- Retain and incorporate the Sir Ralph Abercromby Inn within the development, enhancing its setting by integrating the building into an area of new public realm;
- Enable required repair works to the Sir Ralph Abercromby;
- Retain the principal frontage element of the former Police Station and through conversion to offices, provide sustainable long-term use for the building;
- Create new, safe, vibrant public and publicly accessible spaces, which will provide a year-round offer of attractions and events that exists nowhere else in the city. Such events will complement those held across the city, particularly in the nearby Albert Square.
- Provide greater activity and overlooking of existing streets to reduce the potential for crime and fear of crime.
- Provide public spaces that will be accessible to all.
- Deliver new high quality apartments for a growing and higher skilled workforce, aimed at higher earning executives and personnel.
- Meet an identified gap in the market for such quality of development in a centrally located position at the heart of the city's economy. The apartments will set new standards of living accommodation within the city centre and, subject to the final operator, will benefit from the additional support services[4] provided by the hotel.
- Allow, through cross-funding, a new Manchester Reform Synagogue to replace the current facility which is not fit for purpose. The replacement facility will be safe, comfortable, and welcoming. The current synagogue is in a very poor state of repair. It is increasingly, and almost prohibitively, expensive to maintain and insure. The building has electrical wiring dating from the 1950s, which is below current safety standards, and is presently uninsurable. Further, the synagogue building is unwelcoming and this deters worshippers. The consequence of the condition of the building is a downward spiral of decline as congregation numbers decrease, income which could have been spent on the building fabric subsequently drops further. Since consent for St Michael's was first granted, the synagogue has voted to find a facility on an alternative site, but St Michael's will continue to allow the new facility to be provided through cross-funding.

[4] Such as concierge, room service, use of meeting rooms etc

- Retain and attract new members to the congregation, and better meet the needs of the existing congregation.
- Allow the synagogue to remain in the city centre thereby promoting a diverse and inclusive community.
- Allow a full range of educational services to be provided by the Synagogue in the form of after school clubs and weekend services in modern and attractive facilities.
- Allow full, inclusive access to a new Synagogue for the elderly and disabled.
- Allow for a new synagogue to provide sufficient parking for use by the congregation of the Synagogue, especially for those with young children, the elderly and disabled.
- Allow for the retention and relocation of the historically important fixtures and fittings of the synagogue into a new building which will ensure their preservation for years to come.
- Provide a more modern, energy and water efficient synagogue building with significantly reduced running and maintenance costs making more money available for the benefit of the congregation and wider community.
- Allow for interpretation boards and/ or public art to provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.
- Provide new views of the surrounding heritage assets allowing the heritage values to be revealed and understood and appreciated within a new context.

Environmental Benefits

- Add vibrancy and activity to an underused part of the city centre.
- Create a landmark development which will add buildings of the highest architectural quality to the City's townscape.
- Strengthen key pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.
- Provide improved public realm beyond the site boundaries on adjacent streets to enhance movement and the wider environment, as well as linking with wider public realm improvements in Albert Square and surrounding streets thereby increasing the area of cohesive public realm

design in the heart of the city and seamlessly integrating the new development into the wider townscape.

- Create a new recognisable landmark for Manchester through the bold, high quality design of buildings, spaces and places to bolster identity and sense of place. The form and silhouette of the buildings are unique and over time will become synonymous with Manchester. Such defining architecture will reinforce Manchester's position at the national and international level.
- Redefine the heart of Manchester.
- Significantly improve existing wind conditions and pedestrian comfort at a number of locations in the local area as the tower will obstruct high-speed westerly and south westerly winds, reducing the pressure along Deansgate and Peter Street.
- There is also a major reduction in modelled wind speeds at the corner of Deansgate and Quay Street to the extent that the currently modelled 'unsafe' conditions will be made safe for pedestrians.
- Reduce surface water runoff from the site to flows of 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality and downstream of the development. Attenuation storage structures within the site will store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).
- Provide development built to high levels of sustainable design and construction including a CO2 reduction of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices will seek a BREEAM Outstanding rating.
- Provide enhancements to site ecology including the creation of favourable habitat, such as the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

THE APPLICANT

1.29 The applicant, Jackson's Row Developments Limited, is a joint venture partnership including former Manchester United star, Gary Neville.

PURPOSE OF THE PLANNING STATEMENT

1.30 This Statement describes the proposals and examines the planning considerations which they raise. For ease of reference, the Planning Statement as a whole has been updated to reflect the proposed amended scheme at November 2022. However, given that the principles of the development have not changed, and since there have been no significant changes to planning policy or the site context, in considering the current planning application, it is only relevant to consider the acceptability of the proposed amendments to the scheme and not to consider the scheme as a whole afresh.

1.31 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.

1.32 This statement should be read in conjunction with the other documents submitted with the planning application. These are detailed in the next section.

CONTENT OF PLANNING APPLICATION

1.33 In order to evidence that the design has evolved from a full understanding of the physical and policy context, including social, economic and environmental sustainability considerations, the original planning application was supported by numerous documents which demonstrated how the scheme appropriately responds to best practice in design and sustainability, as well as planning policy objectives and requirements. Given the nature of section 73 applications, the documents submitted in support of the original planning application have been resubmitted for this section 73 application. In some instances, the original documents have been replaced by updated versions while addendums have been submitted in relation to other documents. The Section 73 Revisions Statement fully explains the structure of the section 73 application. In summary, the documents submitted in respect of the section 73 application are:-

- planning application form and certificates, prepared by Zerum;
- Section 73 Revisions Statement, prepared by Zerum;
- Section 73 Supplementary Design Report, prepared by Hodder + Partners Architects;
- Design & Access Statement, prepared by Hodder + Partners Architects and Planit-ie including;
    - Access Statement prepared by Peter Connell Associates, and
    - Residential Management Strategy;
- Planning & Tall Building Statement, prepared by Zerum;
- Regeneration Statement, prepared by Deloitte;
- Heritage Significance Statement, prepared by Stephen Levrant Heritage Architecture;
- Heritage Impact Statement, prepared by Stephen Levrant Heritage Architecture;
- Demolition Justification Statement, led by Zerum;
- Flood Risk Assessment, prepared by WSP;
- Drainage Strategy, prepared by WSP;
- Transport Statement, prepared by WSP;
- Framework Travel Plan, prepared by WSP;
- Environmental Standards Statement, prepared by Watergrove with addendums by Hoare Lea and Novo;

- Waste Management Strategy and pro-forma, prepared by WSP;
- Ventilation Strategy, prepared by Novo and Zerum;
- Energy Strategy, prepared by Novo and Zerum;
- TV Reception Survey, prepared by GTech;
- Statement of Consultation, prepared by Counter Context;
- Addendum Statement of Consultation, prepared by Counter Context;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Addendum Environmental Statement (2022), including:
    - Chapter 7 – Socio Economics;
    - Biodiversity Assessment, 2021
- Addendum Environmental Statement Volume 1 (2019);
- Environmental Statement Volume 1 (2017) - Main Text prepared by WSP (unless otherwise stated) which comprises:-
    - Chapter 1 – Introduction;
    - Chapter 2 – Description of the Site and Surrounding Area;
    - Chapter 3 – Description of the Proposed Development;
    - Chapter 4 – Consideration of Alternatives;
    - Chapter 5 – Approach to EIA;
    - Chapter 6 - Noise and Vibration;
    - Chapter 7 – Socio Economics;
    - Chapter 8 - Townscape and Visual, prepared by Planit IE;
    - Chapter 9 - Built Heritage, prepared Stephen Levrant Heritage Architecture;
    - Chapter 10 - Wind;
    - Chapter 11 - Daylight, Sunlight and Overshadowing;
    - Chapter 12 – Archaeology;
    - Chapter 13 - Cumulative Effects; and
    - Chapter 14 – Summary of Environmental Commitments;
- Environmental Statement Volume 2 (2017) – Appendices, comprising;
    - Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment, prepared by WSP;
    - Appendix 2.2: Biodiversity Assessment (including bat surveys), prepared by WSP;
    - Appendix 2.3: Preliminary Geotechnical and Environmental Assessment, prepared by WSP;
    - Appendix 2.4: Air Quality Report, prepared by WSP;
    - Appendix 5.1: EIA Scoping Report, prepared by WSP;

- Appendix 5.2: EIA Scoping Update Note, prepared by WSP;
- Appendix 6.1: Acoustic Terminology, prepared by;
- Appendix 6.2: Noise and Vibration Guidance, prepared by WSP;
- Appendix 6.3: Construction and Operational Assessments, prepared by WSP;
- Appendix 6.4: Noise Survey Data, prepared by WSP;
- Appendix 7.1: Socio-Economic glossary, prepared by WSP;
- Appendix 8.1 :Townscape Baseline and Effects, prepared by Planit IE;
- Appendix 8.2 :TVIA Baseline and Effects, prepared by Planit IE;
- Appendix 8.3 : Kinetic view tracks, prepared by Planit IE;
- Appendix 8.4 : TVIA Figures, prepared by Planit IE;
- Appendix 8.5 :Views, prepared by Planit IE;
- Appendix 10.1: Site terrain Adjustment, prepared by WSP;
- Appendix 10.2: Contour Plots for Individual Wind directions, prepared by WSP;
- Appendix 10.3: Contour Plots, prepared by WSP;
- Appendix 10.4: CFD Technical Assumptions, prepared by WSP;
- Appendix 11.1: External Daylight and Sunlight Receptors, prepared by WSP;
- Appendix 11.2: Detailed External Daylight and Sunlight Results, prepared by WSP;
- Appendix 11.3: Detailed internal daylight & sunlight results, prepared by WSP;
- Appendix 11.4: Internal Overshadowing Results, prepared by WSP;
- Appendix 11.5: Glossary, prepared by WSP;
- Appendix 11.6: External Overshadowing Analysis, prepared by WSP;
- Appendix 12.1: Archaeological Desk Based Assessment, prepared by WSP;
- Appendix 12.2: WSI, prepared by WSP;

- Environmental Statement Volume 3 - Non-Technical Summary (2022), prepared by WSP; and
- Environmental Statement Volume 4 Technical Summary (2022) prepared by WSP.

1.34 The application is also supported by a full set of plans and drawings including: site location plan, existing and proposed site plans, proposed floor plans,

elevations, and sections, prepared by, SOM, and landscaping plans prepared by Planit-ie.

STATEMENT STRUCTURE

1.35 The remainder of this statement is structured as follows:

- Section 2 provides context and describes the site and its surroundings;
- Section 3 outlines the development proposals;
- Section 4 considers the public benefits of the scheme;
- Section 5 summarises the planning policy and regeneration framework against which the proposals will be assessed;
- Section 6 assesses the development against tall buildings policy;
- Section 7 considers other relevant planning considerations; and
- Section 8 concludes by summarising the main points raised in this document.

2. DEVELOPMENT CONTEXT

2.1 This section describes the site, its surroundings and local setting, and outlines the relevant planning history of the site. The Design and Access Statement provides a more comprehensive contextual analysis.

CONTEXT TO THE NEED FOR THE DEVELOPMENT

2.2 The Regeneration Statement prepared by Deloitte reviews key evidence and strategies relating to the city's socio-economic context. It reports that Manchester City Centre is the economic heart of the region and has a strong, diversified economy. Nevertheless, it states that the city cannot stand still and development that further enhances the city's image and offering should be promoted. Manchester needs to compete on a global scale as a modern, forward looking city at the cutting edge of the economy. Equally, with space at a premium within an ever expanding city centre it is clear that existing sites that do come forward must be able to deliver a density that maximises the potential for economic growth. The Regeneration Statement goes on to state that the city centre has the classic features of an agglomeration economy, able to attract both the very high productivity service sector companies, many of which will be new investors to the city and the UK, and the technology and digital industries which are now the fastest growing businesses in the new economy.

2.3 The Regeneration Statement identifies that Manchester has an increasingly buoyant economy with an annual GVA of £56 billion, with the professional services industry dominant. There has been a population growth of nearly 18% between 2003 and 2013 with large increases in age bands that are typically considered to fuel economic growth. Manchester needs to remain a key driver in the Northern Powerhouse. The Greater Manchester Forecasting Model (GMFM) predicts £17bn more annual GVA by 2024 (from 2014) and the 'accelerated growth scenario'[5] projects a growth of £43.5bn over the next two decades.

2.4 However, continued investment in housing and commercial space is required to fuel this growth. Market information indicates that Manchester is still seeing high levels of

[5] The 'accelerated growth scenario' provides a projection for the Greater Manchester economy that is stronger than the baseline and reflects a future where the city plays a lead role in the development of a 'Northern Powerhouse'.

investment, however more is required and shortfalls still exist. Another important element of the city centre economy is the provision of hotel bed-spaces as hotels support a wide range of functions including the business, leisure and tourism sectors. Figures on hotel occupancy highlight that in 2016 the average occupancy within Manchester City Centre was 81% and there is a definite need for further bed-spaces, with 5* hotels being particularly notable for their shortfall.

2.5 The shortfall of 5* hotel rooms, particularly from stand-out, international brands, within Manchester City Centre disadvantages the city in a number of ways. From a perception perspective there are a very few established global cities which have such limited supply of 5* hotel bedspaces and facilities and when Manchester is competing against other cities it is important to minimise perceived weaknesses in its offering. Further details are provided within the Regeneration Statement.

SITE DESCRIPTION

2.6 The site is bounded by Jackson's Row to the north, Bootle Street to the south, Southmill Street to the east and the rear of 201 Deansgate to the West. In 2018 when the original planning consent for the development was first granted, the site was occupied by a number of buildings of various ages, including Bootle Street Police Station (built in 1937 and closed in 2014), Manchester Reform Synagogue (built in 1953 and still in use), the Sir Ralph Abercromby Pub (originally built in the early 19th Century but since significantly rebuilt, still in use) and surface car parking. There is around a 4 metre level difference across the site with the land generally falling east to west towards Deansgate.

2.7 The site is located within an area between John Dalton Street and Peter Street which is characterised by poor permeability and movement. Land uses in the area are predominantly offices, interspersed with several assembly, pubs/bars and leisure uses. As the site and its surrounding area lacks a sense of place, it discourages multi-use trips and footfall.

2.8 Within the wider context of Manchester City Centre, the site is centrally located and lies adjacent to the civic quarter, the central business district and the regeneration area of Spinningfields. It is within an area of mixed townscape which includes the Deansgate/Peter's Street Conservation Area, the Albert Square Conservation Area,

and the St Peter's Square Conservation Area. The Design and Access Statement contains a more detailed site description.

SITE ACCESSIBILITY

2.9 The site is located within the city centre and is accessed via Bootle Street, Jackson's Row and Southmill Street. There are a number of bus stops close to the site with the closest being on Peter Street. The three routes of the free Metroshuttle busses stop within 120 metres of the site, as well as a number of other service busses. The Metroshuttle routes allow free connections to Deansgate, Oxford Road, Piccadilly and Victoria train stations, as well as connections to the Metrolink tram routes.

2.10 Train services from Piccadilly provide connections to major national cities including London, Birmingham, Leeds, Sheffield, Glasgow, and Edinburgh, as well as direct services to Manchester Airport. Manchester Airport is the global gateway for the North of England and the UK's largest regional airport. It connects around 20 million passengers every year to more destinations than any other airport in the UK (including Heathrow and Gatwick), with direct flights to 200 destinations worldwide.

2.11 Deansgate rail station and the Deansgate/Castlefield tram interchange is approximately 400m south of the site, the St Peters Square Metrolink stop is approximately 210 metres to the east. The trains, busses and Metrolink services together provide connections throughout the local area, nationally and internationally via Manchester Airport.

PLANNING HISTORY

2.12 With the exception of the recent approvals of planning permission for the St Michael's scheme, a review of the planning history for the site has confirmed that it relates specifically to the current or former operational uses of the site. There have been no previous proposals for demolition or redevelopment.

- F00553 (21/25 Bootle Street) - use of ground floor of garage premises as drawing offices and the 1st floor as photographic studio with dark room area. Car parking space to be retained – approved 28th May 1974.
- F09207 (The Abercromby Inn, Bootle Street) - extension to Public House to form a new lounge and toilets, after demolition of existing toilet block – approved 6th October 1978.

- F11027 (6-8 Jackson's Row) - use of part of ground floor premises as a retail shop and installation of new shop front – approved 22nd June 1979.
- F05243 (6/10 Jackson's Row) - construction of 4 windows in gable wall of existing offices/sound studios at 2nd floor level – approved 5th December 1979.
- F13220 (Car Park rear of Manchester Reform Synagogue, Bootle Street) - continuance of use of land as a private car park – approved 20th September 1980.
- F16182 (Car park fronting Bootle Street and at rear of Manchester Reform Synagogue, Jackson's Row) - alterations and landscaping and continuance of use of land as a private car park – approved 10th September 1981.
- 020953 (land at Jackson's Row) - use of land as an operational car-park – approved 29th December 1983.
- 020286 (land at 12, Jackson's Row) - Established Use Certificate: It is claimed that the land has been used for car-parking since before the beginning of 1964 without planning permission and has continued since the end of 1963 – approved 23rd February 1984.
- 026452 (Police Divisional Headquarters, Southmill Street) - erection of 2 VHF radio masts and 1 combined VHF and UHF radio mast to act as a back-up for communication facility at Chester House – approved 13th April 1986.
- 028744 (Southmill Street Police Station, Bootle Street/Southmill Street) - refurbishment and provision of secure accommodation – approved 27th April 1987.
- 029542 (The Abercromby, 35, Bootle Street) - single storey extension at rear of public house to form a kitchen and construction of fire escape stairs to 1st floor flat – approved 9th October 1987.
- 040399 (The Sir Ralph Abercrombie, Bootle Street) - internal alterations and rear extension to public house to form toilets – approved 21st January 1992.
- 040830 (Sir Ralph Abercrombie P.H) - formation of a beer garden at side – approved 26th March 1992.
- 064681/FO/CITY1/02 (Bootle Street Police Station) - installation of 2 no. DX condenser units located on flat roof section of fourth floor adjacent to standby force operations room – approved 25th April 2002.
- 065078/FO/CITY1/02 (The Synagogue, Jackson's Row) - elevational alterations to form disabled access – approved 15th May 2002.
- 065078/FO/CITY1/02 (Synagogue, Jackson's Row) - elevational alterations to form disabled access – approved 9th July 2002.

SITE HISTORY

2.13 In order to understand the heritage significance of the subject site and the wider area of analysis, it is first necessary to understand its historical development. This is set

out in full in the Heritage Significance Statement prepared by Stephen Levrant Heritage Architecture and summarised below.

2.14 By the mid-19th century the area had been fully occupied by terraced slums and back-to-back courts, with a Quakers hall and burial ground occupying the western end of Jackson's Row.

2.15 The site of the Jackson's Row Synagogue is situated where the former No 1 Court, Munday's Square, Royle's Square, Brown's Yard and Cottage Court were positioned. Bootle Alley ran between Jackson's Row and Bootle Street at the rear of what is now Jackson's Row Synagogue.

2.16 It is unknown when these back-to-back houses were demolished but some of the courts were removed by the late 1880s and replaced with small-scale industrial sites, with other courts being removed during the nation-wide slum clearances of the early 1930s. This would have also coincided with the construction of the police headquarters in 1934-7.

Sir Ralph Abercromby Public House

2.17 An article in the Manchester Courier, dated 1 November 1905, states that the Abercromby was first licensed in 1780. The present Abercromby pub is thought to date to the early-to-mid decades of the 19th Century, although it first appears marked on historic mapping as a public house in c.1851, early cartographic sources for the site are ambiguous. What is clear, however, is that the building's footprint changed throughout the early 19th century. The pub appears to have always been known by the same name, although the spelling has changed.

2.18 The former No. 1 Syers Court building now forms the rear of the pub. The west and north elevations have been substantially rebuilt, probably following bomb damage during the Second World War, which appears to have damaged the rear of the building. No original features remain on these two elevations, and later ground floor extensions accommodating a modern kitchen and toilets have also substantially altered the floor plan and any remaining original elements. Internally the building is void of any original fixtures or fittings of note. Its principal interest therefore lies in the continuity of the public house on the same site over 250 years therefore, rather than its built form.

Bootle Street Police Station

2.19 The new City Police Headquarters was officially opened on the 16th July 1937 and was designed by Manchester City Architect, Noel Hill, F.R.I.B.A., M.T.P.I (1893-1985). The building, along with all fittings, furniture and decorative schemes were designed by the City Architects Department.

2.20 The building accommodated two primary uses, a home for the new headquarters of Manchester City Police, and a home for Section "A" Division. The main front of the building faced onto South Street (now known as Southmill Street). This front section of the building formed the Headquarters, with the rear parts of the building forming "A" Division with a partially roofed-over central courtyard, which was partly used for police vehicles, connecting the two halves.

Manchester Synagogue

2.21 The need for the Jackson's Row Reform Synagogue arose from the German bombing of Manchester during the Second World War. The Park Place Synagogue was destroyed on 1st June 1940 during aerial bombing. A new site was purchased in 1949 in Jackson's Row, on a plot that was cleared following the same enemy action with money awarded in part by the War Damage Commission. Manchester based Architects, Peter Cummings and Eric Levy F.R.I.B.A designed the new Jackson's Row Synagogue. The building was opened on 29th November 1953.

2.22 The main entrance is located at the top of radiating steps on the northern elevation. The building is constructed from rough brown/red brick using English Bond, and was originally designed and constructed to be symmetrical. Above the large central transom lights, which display Jewish symbolism in etched glass, is a large granite Torah to the centre.

2.23 The eastern elevation is somewhat obscured by a later extension, which attempts to match the original building in terms of a matching design and brick, albeit in Stretcher Bond. It comprises three storeys in height with a vehicular entrance through the ground floor to provide access to the back of the building. The extension conceals the original east elevation thus detracting from its original symmetry.

HERITAGE CONTEXT

2.24 The Heritage Significance Statement, Heritage Impact Statement and Chapter 9 of the ES, all prepared by Stephen Levrant Heritage Statement, provide detail regarding the heritage context of the development. The site is located within the Deansgate/ Peter Street Conservation Area but contains no nationally listed buildings. Notwithstanding this, it is acknowledged that all three buildings on site are recognised as non-designated heritage assets which contribute to the heritage and character of the area; their value is considered in full in the Heritage Statement - Significance.

2.25 There are 72 listed buildings and nine conservation areas within the 250m radius study area of the site although not all will be impacted by the proposed development. The listed buildings include the Grade I Town Hall, Grade II* Town Hall Extension, Grade II* Central Library and Grade I St Ann's Church. The supporting Heritage Statement appraises the character and value of the conservation areas and confirms that Southmill Street, Jackson's Row and Bootle Street all contribute to the character of the conservation areas in which they lie.

STATUTORY DEVELOPMENT PLAN

2.26 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site currently consists of the Manchester Core Strategy (adopted July 2012), and the saved policies of the Manchester UDP (adopted July 1995).

SITE DESIGNATIONS

2.27 The site receives no specific allocation within the Development Plan. It is however located in the City Centre area, in which case Core Strategy policies CC1 to CC10 and UDP Policy RC20 are relevant. The scheme's response to these policies is considered in detail below. The proposals map also identifies that the site is located within the Deansgate / Peter Street Conservation Area. Section 5 includes a comprehensive overview of the relevant Development Plan policies.

JACKSON'S ROW STRATEGIC REGENERATION FRAMEWORK

2.28 The site has been identified by Manchester City Council as a major regeneration opportunity that can deliver a range of positive economic, social and environmental benefits for the city centre and the wider Manchester city region. For that reason, the Jackson's Row Strategic Regeneration Framework was endorsed by Manchester City Council's Executive in December 2015 (a copy is Appended to this statement at Appendix C). The Strategic Regeneration Framework (SRF) is not a Development Plan Document (DPD) forming part of the statutory local plan but nonetheless constitutes an important material consideration in the determination of the planning application and is intended to guide the future development of the site in a manner that reflects its physical and locational characteristics and the significance of the opportunity identified.

2.29 The Framework describes the regeneration, economic, physical and policy context before identifying broad development principles and an indicative masterplan. The SRF identifies ten objectives for future development to aspire to. These are:

- *"**1) A new destination for Manchester -** There is an opportunity for this windfall site to become a new landmark development in the heart of the city centre. A mix of uses including commercial, residential, retail, amenity and leisure combine to create a distinctive sense of place, ensuring life and vitality on weekdays, weekends and evenings.*
- ***2) Growth -** We have highlighted a number of background policy documents which record the key role that Greater Manchester has played in driving the economic growth of the region and the need for such growth to be sustained. The same documents recognise the role played by the city centre in driving economic growth and the importance of combining the economic, civic and cultural assets of the city with truly world-class office, residential and other commercial developments in strengthening the offer of the city region. There is a clear opportunity for this development to make a significant contribution towards achieving such objectives while also having a profound impact upon buildings which require significant investment of their own if they are to make their fullest contribution to the growth of the city.*
- ***3) World-class architecture -** This development of high-quality contemporary buildings will achieve the highest architectural standards. This quality will be*

ingrained from macro to micro, ensuring this visionary scheme is realised with well-detailed and constructed spaces, places and buildings of the highest quality.

- ***4) Heritage -*** *This development will be sensitive to its relationship with the heritage assets of the surrounding area, and will preserve and enhance those assets, including the character of the conservation area.*
- ***5) Integration -*** *There will be physical and functional integration and coordination of the mixed use development with the adjacent city centre areas. The design will consider the wider context beyond the development ownership boundary to ensure it stitches and connects to the surrounding areas.*
- ***6) Connectivity -*** *It will integrate the transport needs of the area, including pedestrian movements, with the wider city centre transport strategy, and identify opportunities for enhancing linkages between surrounding areas, including the Civic Quarter, Spinningfields and the existing Central Business District.*
- ***7) Vitality -*** *There will be a wide range of development uses, including active frontages at ground floor. A mix of retail, including food and beverage offerings, will activate the existing streets on weekdays and weekends, in daytime and evening.*
- ***8) Sense of place -*** *The site will provide high-quality publicly accessible open space in the city centre that is active and safe for all to use. The space will be activated by a range of uses and activities, and will be physically connected to adjacent strategic developments.*
- ***9) Sustainability -*** *There will be a commitment to designing, constructing and operating buildings which minimise environmental impact and optimise energy efficiency. Social and economic issues as well as environmental are to be considered together to form a holistic approach in the delivery of a people focused masterplan.*
- ***10) Accessibility -*** *The result will be the creation of spaces, places and buildings that are inclusive and accessible for all to enjoy."*

2.30 The SRF identifies that the site should be developed for a high-density, mixed use scheme comprising offices, synagogue, residential, hotel and retail within a shared space. Activities should overlap in time and space and the site should include residential, work, transitional, recreational and social activities. The SRF goes on to develop principles towards the physical development of the site, including a masterplan. It is from this context that the application proposals have emerged. The revised scheme may have evolved in a way which means that it may not meet all of

the masterplan principles, however the masterplan was indicative of one possible way in which the site could be developed and was not intended to be prescriptive. Importantly, the development's positive response to the objectives of the SRF has been maintained.

2.31 Some of the principles set out in the masterplan, such as including a synagogue, are no longer proposed. This is because the Synagogue congregation have decided they longer wish to be located within the St Michael's development. This therefore results in a void within the scheme which has had to be put to an alternative use. Similarly, but less significantly, other principles such as creating a public square in the north east corner of the site, are no longer proposed. The proposals for the site have evolved in response to consultation feedback and are considered to have improved in order to create a development with fewer impacts and more public benefits. Notwithstanding that the form of the proposed development has progressed away from those masterplan principles, the scheme continues to meet the ten objectives set out in the SRF as set out above. To ensure transparency, the Design and Access Statement explains and revisits these principles, explaining and justifying in full the approach to development on the site, and its evolution, rather than starting from the masterplan set out in the SRF.

2.32 The development will realise the objectives of the SRF and is in accordance with it.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 In our view, there are no other available centrally located sites within Manchester city centre that can offer the opportunity presented by the St Michael's site. The Regeneration and Design and Access Statements fully explain why the proposed development has emerged, how it has evolved, why it is needed, why it is located on this site, why it is the size that is proposed and why it looks as is proposed. The sections below summarise the development proposed.

OVERVIEW

3.2 The Proposed Scheme consists of the retention of the Portland stone building of the former police station which will be converted into offices. Behind this is proposed a new office block of 10 storeys, with a partial 11th storey to be used for commercial food and drink uses. The floors of the new build offices will link through to the converted former police station. A roof-top extension to accommodate expanded office floors, will be created at levels 05 and 06. A roof-top publicly accessible roof terrace will be created on top of the new-build office building, which will be a destination in its own right. This will comprise food and beverage facilities, areas for dining, and a viewing area with elevated views towards the town hall and Albert Square.

3.3 The Sir Ralph Abercromby public house will be retained and provided with a new public square and thoroughfare to the front of the property. Around the public house will be created a new mixed use podium building with a tower above. This will accommodate a replacement synagogue, 5* hotel and residential uses. Restaurants and bars will line the majority of street frontages, the new street level public square, and new thoroughfare through the site. A feature staircase will connect the tower's podium to the office building roof top terrace.

3.4 The tower is located to the western side of the Site and is 42 storeys high (up to 172.35m AOD); its associated podium building is 7 storeys high (i.e. the tower is 35 storeys above a 7 storey podium). The office, residential and hotel entrances are proposed to be located on Jackson's Row and will provide access to the upper levels. The ground floor will also accommodate the hotel restaurant facing onto the square. The offices will be located at level 01 to 05. At level 06 will be the hotel event

space, lounge and bar areas. The hotel fitness suite and spa, to include a pool, will be located at Level -02 Basement.

3.5 The tower accommodates the hotel guest rooms from levels 07 to 16, above which are 25 floors providing a range of residential apartments (levels 17 to 41).

3.6 From Bootle Street, vehicular access can be taken into the basement car park. The ground and three basement levels also accommodate back of house, plant, servicing, refuse and cycle storage.

3.7 An external podium terrace for the hotel is located at level 06. From here feature steps lead across from the level 06 tower podium to the level 10 roof top terrace of the adjacent office building.

3.8 The office building is 10 storeys tall (with a partial 11th storey) and is accessible from the new street level public square. The office floors are quadruple aspect and allow maximum flexibility through the ability to sub-divide the floorpates. Office levels 04, 05, 06, 08 and 09 have access to an associated external terrace. Restaurant and bar/ leisure/ commercial uses are proposed within the ground floor of the office building with views out over Jackson's Row, Bootle Street and the new ground level public square.

3.9 The roof top terrace area created by the office building is an elevated south facing publicly accessible space. This can be accessed by the feature staircase or directly from public lifts accessed from Jackson's Row. The space will include food and beverage facilities, seating areas, and viewing areas. Both the roof top and ground level public squares will benefit from pergolas and canopies to provide shelter from the elements.

3.10 The Proposed Scheme is serviced via Bootle Street with two loading bays integrated within the tower podium and within the office building at street level. An on-street loading bay will also be provided. A one way ramp within the tower podium provides access from Bootle Street down to private basement car parking. There is a total of 44 car spaces proposed (including 5 disabled), 494 cycle spaces and 8 motorcycle spaces.

CONSULTATION, SCHEME EVOLUTION AND ALTERNATIVES

3.11 The Revised Design and Access Statement describes the proposals in detail and the way in which the scheme evolved and the rationale for the site choice, scale, mass, design, materials, uses and principles of the site's development. An in-depth understanding of the site's context, constraints, opportunities, and design and environmental considerations, together with feedback from stakeholders and the public, led to an iterative design process which took place for over one and a half years prior to the scheme, as originally approved, being submitted for planning. As a result of this process, the scheme originally submitted for planning was significantly changed during the course of its consideration. Since consent was granted in June 2018, the detailed design process has led to further minor changes being proposed. Changes to the scheme and planning permissions were approved in June 2020, December 2020, October 2021, May 2022 and November 2022. The Section 73 Supplementary Design Report and Section 73 Revision Statement describe the latest proposed changes.

3.12 The Addendum Statement of Consultation, revised Design and Access Statement and the Environmental Statement (Volume 1, Revised Chapter 5 – Approach to the EIA) describe the consultation which took place for the original scheme, how the design process integrated comments received, how the proposals responded to comments made and where it was not possible to address comments received, the design team's explanation for this.

3.13 The Section 73 Revisions Statement describes and explains the proposed amendments and, where appropriate, explains alternative options considered.

USE AND AMOUNT

3.14 The scale of the development in terms of number of residential units, amount of office floorspace and number of hotel rooms and facilities has been defined by robust evidence provided by agents and specialists in order to provide a viable development capable of meeting its objectives to become a new destination in the city. The table below summarises the quantum and use of space proposed.

Type of Development	Class Use	Quantum (sq.m)	Quantum (Units)
Dwelling Houses (Apartments)	C3	23,577 GIA	213
Hotel (5*) including Meeting, Function and Conferencing	C1	13,357 GIA	162 5* guest rooms

Facilities, Gym and Spa			
Restaurants, Cafes, Drinking Establishments, Bars	E & Sui Generis	1,798 GIA	3 units
Offices	E	30,751 GIA	14 floors capable of subdivision

RESIDENTIAL SUMMARY

3.15 In the tower, 25 floors from Levels 17 to 41 will contain 213 residential apartments.

3.16 The apartment mix as proposed in the amended scheme which is the subject of this Section 73 application is as follows:

- 36 Studios;
- 36 one bed apartments;
- 132 two bed apartments;
- 8 three bed apartments; and
- 1 four bed duplex penthouse apartment.

3.17 In summary this represents a unit mix of 17% studios, 17% one-bedroomed apartments, 62% two-bedroomed apartments, and 4% three-bedroomed apartments.

3.18 In March 2015, the City Council adopted the Nationally Described Space Standards for new accommodation. These standards were set to ensure that a minimum size of residential units are created across the City. Further residential design standards have now been adopted through the Manchester Residential Design Quality Guidance (2016). The scheme's detailed response to this is provided in Appendix A.

3.19 All apartments meet or exceed these Nationally Described Space Standards, as demonstrated in the table below.

Type of Apartment	Nationally Described Space Standard Sq.m	Apartment Sizes Proposed Sq.m
Studio (with shower room)	37	38
1 Bed	50	52

2 bed, 4 people	70	80-124
3 bed, 6 person	95	221-240
4 Bed duplex	124	772

3.20 All residential units are designed to Approved Document Part M, Volume 1 M4(2). This means that units are accessible and adaptable. The requirement specifies that reasonable provision will be made for people to gain access to and use the dwelling and its facilities. The provision will be sufficient to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaption of the dwelling to meet the changing needs of occupants over time.

3.21 Further, 10% are spatially designed to be wheelchair adaptable and are designed to Approved Document Part M, Volume 1 M4(3a). These comprise one and two bed apartments. This means that dwellings will be fully accessible by wheelchair users. Provision will be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.

3.22 The residential entrance is located along Jackson's Row where there will be direct access to passenger lifts.

5* HOTEL SUMMARY

3.23 The hotel has a drop off located along Jackson's Row with direct level access from the same point into the ground level of the hotel where the entrance lobby and reception are located, along with the hotel restaurant. The hotel spa/gym facilities are located at Basement Level -02. The conference centre is located at Level 06 and includes a flexible function space, support spaces and a range of meeting rooms. The hotel lounge and bar will be located on Level 06, along with an external terrace.

3.24 There will be 10 floors of guest rooms, with up to 17 rooms per floor. The approved scheme identifies a total of 162 hotel rooms.

3.25 Hotel guest drop off will be from Jackson's Row. There will also be the opportunity to enter the hotel via the Level 06 roof garden via the public feature landscape stair.

3.26 In summary, the hotel provides the following facilities:-

- 162 bedroom luxury, five-star hotel;

- Hotel accommodation spread across 10 floors;
- Extensive food and beverage facilities;
- A conferencing facility of 517 sq.m;
- Spa and gym facilities of 693 sq.m. including:
    - o a large open-plan gym;
    - o a fitness studio;
    - o 3 spa treatment rooms;
    - o manicure booths;
    - o a pool; and
    - o Jacuzzi, sauna/ steam room, relaxation area.

3.27 The Regeneration Statement identifies that there is a serious undersupply of 5* hotel rooms and associated hotel facilities (such as conference, meeting and function facilities) within the city centre which is hampering the development of Manchester as a global city.

3.28 There is no national standard in relation to the star categorisation of hotels in the UK. Qualifying criteria vary between star-awarding bodies, and hotels can also self-award unofficial stars. For this reason, it is not possible to state definitively whether Manchester currently has a 5* hotel or not.

3.29 Some sources, identify that there are no 5* hotels in the city centre at present, whereas others, such as the AA and the hotels themselves, claim that there are two existing 5* hotels (Radisson Blu Edwardian and Hotel Gotham; The Lowry is a 5* hotel albeit located in Salford).

3.30 It is therefore unclear whether the hotel proposed at St Michael's will or will not be the city's first 'true' 5* hotel. However, what is clear is that St Michael's will undoubtedly be of 5* standard and it will provide the first, purpose built 5* hotel which is capable of attracting a major international 5* brand. The hotel will deliver exceptional standards of accommodation, facilities and service, providing an entirely new offer to the city. This will meet the significant demand for further 5* hotel rooms and facilities within the heart of the city centre, as identified in the Regeneration Statement. Appendix B provides further information regarding star ratings.

3.31 In terms of branding, the hotel will be operated through a management contract with the site owners to an established international 5* hotel operator.

RESTAURANTS, CAFES AND BARS SUMMARY

3.32 In total, three restaurant, café and bar units have been located throughout the Proposed Scheme, in addition to those associated with the 5* hotel, to provide activity and animation to streets and spaces.

3.33 A number of use classes were approved under the original consent to provide maximum flexibility for these units. The uses comprise Use Class E and Sui Generis (drinking establishments (including those with expanded food provision).

3.34 The units are described in detail in the revised Design and Access Statement and are summarised as follows:

- Two leisure/ food and drink uses (Class E), and drinking establishments (including those with expanded food provision) (Sui Generis) will be provided at street level within the office block at two locations. A unit will be located to the north of the block, with a further one to the south; both will be accessible via the new street-level public square.
- Leisure/ food and drink uses (Class E) / drinking establishments (including those with expanded food provision) (Sui Generis) will be provided within the roof terrace unit of the office building at Level 10.

OFFICE SUMMARY

3.35 BLOCK A – Levels 01 to 05 of Building A (five levels in total) will comprise office floorspace totalling 7,081 sq.m. NIA, with most floorplates comprising 1,490 sq.m. This will be accessed via an entrance ond reception area on Jackson's Row, with dedicated lifts to the upper floors. Each floor within the building will be capable of being split to allow multi-tenancies and will be level and step free. Access between floors is achieved by means of accessible lifts and stairs. Sanitary facilities have been provided within the core on each level. Each sanitary facilities block consists of male and female facilities which contain ambulant disabled cubicles.

3.36 BLOCK B - The Portland Stone building of the former police station will be retained. Behind this is proposed a new office block of 10 storeys, with a partial 11th storey to be used for commercial food and drink uses. The floors of the new build offices will

link through to the converted former police station. A two-storey glass roof-top extension to accommodate expanded office floors, will be created at levels 05 and 06.

3.37 Within the office building there will be an entrance at ground level from the newly created public square, with a further entrance utilising the existing former police station entrance from Southmill Street, which will be altered to create a through lobby to the main office reception. There will be nine levels of office space above (Levels 01 to 09). Each level will be capable of multi-tenancy splits. Each office floor will have WC and lift facilities for office users provided in accordance with British Council for Offices (BCO) guide to specification. The offices will achieve a BREEAM rating of 'outstanding'.

3.38 Each office floor will benefit from a triple aspect to the north, west and south and will comprise of between 1,177 sq.m to 1,862 sq.m net internal area. Office levels 4, 5, 6, 8, and 9 will benefit from an external terrace area. Two such external terraces will be located within the feature stairs which connect the hotel podium with the office building rooftop terrace. The intention is that these terraces will form part of the office accommodation, however it may be possible that there is public access to these at certain times or for particular events.

SIR RALPH ABERCROMBY SUMMARY

3.39 The Sir Ralph Abercromby will be retained within the development. The existing toilet extension will be demolished and new toilets provided. There will be no significant changes made to the property in order to retain its current charm and character. The development will allow for repair works to the building, where necessary. The pub will lose its rear garden and instead a high quality public square will be developed to the front of the property which will enhance its setting. Some of this space will be available for seating areas for pub patrons.

SCALE

3.40 The development comprises a single tower with its associated podium building, and a significant new lower-rise building. It is also proposed to extend the former police station building by incorporating two extra storeys. The tower is 42 storeys (including the six-storey podium) to a maximum height of 172.35 m AOD to the top of the flat roof. The podium building is 7 storeys in height. The proposed office

building is 10 storeys in height with a partial 11th floor. The extended police station is 7 storeys (including lower ground and the vertical extension).

3.41 The height and massing of the development was the subject of much discussion and testing, including through the use of drawings, 3D and computer modelling, the production of computer-generated images (CGIs) and physical modelling, prior to planning consent being granted for the development.

3.42 One of the key aspects of the approved scheme (June 2018), compared to that originally submitted in January 2017, is the lowered overall height of the proposed development. During consultation, Historic England expressed the view that substantial weight should be given to the consideration of the view of the development from St Peter's Square, in the context of Manchester's Central Library in the foreground (which is Grade II* Listed). The architects, Hodder + Partners, worked hard to ensure that visibility of the scheme from this location was minimal. The tower is now barely visible above Central Library from the agreed viewpoint in St Peter's Square, even with the proposed slight height increase, and this has been possible whilst retaining a tower within the proposed development by setting it at the western extent of the site, aligning it north-south and slightly lowering its height below that of the scheme originally submitted in January 2017. The Design and Access Statement explains this process and justifies the height and massing proposed.

APPEARANCE

THE TOWER

3.43 The form of the tower has been honed, not only in response to its setting, but also to provide a distinctive silhouette in the context of the Manchester skyline – a recognisable identity for St Michael's quarter.

3.44 The core is positioned in the centre of the tower to enable accommodation to wrap around the entire perimeter of the tower, optimising on views and natural light, whilst accommodating the required quantum of hotel rooms and apartments within a distinctive, elegant form. The curve of the façade is a compositional tool used to foreshorten its overall width and to create a façade that does not turn its back on any part of the city. When viewed obliquely, its designed to curve and fade, presenting a very slender profile to St Ann's Square.

3.45 The façade treatment sculpts and facets the piers which, together with an anodised bronze finish, will afford an ever-changing fenestration pattern with differing light conditions, and at different times of the day. The sculpted piers extend into the penthouse, which culminates with a floating, planar roof.

3.46 The building facade is to be constructed from a thermally broken, high-performance unitised cladding system that spans from floor to floor. The aluminium rainscreen panels in the anodised bronze finish, represent a lightweight solution and can be prefabricated in large quantities as part of a modular unitised system, ideal for tall buildings. It's a tried-and-tested technology that can be executed to a very high quality.

3.47 It is a contemporary technology entirely appropriate to adding a 21st century building to the city's make-up. The bronze tone of the panels will reference and harmonise with the colours of the built environment found within the local area. The use of an anodised finish will give the bronze tone a warm and reflective visual appearance that is responsive to natural light. This is far superior to any applied finish, which at this scale can be visually very flat.

3.48 The preferred colour for the anodised finish on St Michael's is Analok 543 'Umber' bronze. Its tone changes depending on the time of day and direction of sunlight. In some lights, it appears as a bright bronze, but in others it appears darker. The changing hue is something that will add to the interest of the finish.

THE PODIUM & OFFICE BUILDING

3.49 The massing of the office building reaches 10 storeys with a partial 11th floor, stepping back symmetrically from the symmetrical Police Station frontage on Southmill Street, allowing its façade to be appreciated in contrast to its contemporary extension. The podium mass at the base of the tower reaches 6 storeys, in keeping with building heights along Jackson's Row. Feature steps and adjoined terraces connect the tower and office roofscapes through a series of office amenity terraces.

3.50 A colonnade is proposed to run along the length of the office building to Jackson's Row, widening the pavement and providing shelter to pedestrians. The colonnade continues into the hotel podium, to unify the elevation, creating a constant plinth line

along Jackson's Row, through the new public space and along Bootle Street. The sculpted form of the tower is repeated in the podium, extending to four floors above the colonnade plinth, giving an integrity and solidity to the podium when viewed tangentially down the street, and maintaining a scale relationship with adjoining buildings.

3.51 The office floor plate above this is indented to separate the massing of the upper floors of the office building from the street scale of the podium level. The upper floors of the office are formed in fully glazed curtain walling, silicon bonded externally, to give a light weight expression against the sky, contrasting with and giving emphasis to, the solidity of the podium below.

ACCESS, SERVICING & PARKING

3.52 The Proposed Scheme would be accessed by vehicles via Bootle Street which borders the Site to the south and extends in an east-west direction from two simple priority-controlled junctions, one with Deansgate and the other with Mount Street. Vehicles accessing the hotel for drop off/pick up would arrive via Jackson's Row.

3.53 Parking is split into residential/office use and together there are 44 car parking spaces on level B01, with 15 dedicated for residential use. A management plan providing more detail is a condition on the planning consent. Five spaces will be allocated for disabled parking. There will be eight motorcycle spaces provided.

3.54 It is currently assumed that the car park entrance will have barrier access.

3.55 494 cycle spaces will be provided as part of the Proposed Scheme within the basement, with cycle parking provided for the residential use at a ratio of 1:1. Access to all cycle stores is via Bootle Street.

3.56 Male and female shower rooms, a drying room and lockers are located in the basement of the former police station, near to the passenger lifts to serve the office building (No.1 St Michael's). In the hotel/residential basement (No. 2 St Michael's) Male, female and gender neutral changing and showering facilities will be provided, together with lockers and a drying room.

3.57 Two service vehicle bays are to be provided, accessed directly from Bootle Street. The loading bays will be managed by the on-site estate management team. Further detail is located within the Design and Access Statement.

DISABLED ACCESS

3.58 The Access Statement is submitted as an appendix to the Design and Access Statement and provides a detailed review of access provision to and throughout the proposed development. It concludes that the St Michael's development has been designed to be fully accessible, and has taken into account relevant policy, regulations and good practice. This will be developed further at detailed design stage. Further design development, including the consideration of colours, lighting, markings, sizes, surface finishes and handrails – would aim to maintain and improve accessibility throughout the site.

WASTE MANAGEMENT

3.59 The volume, frequency of collection of refuse and management of collection organisation, is outlined in more detail in the Waste Management Strategy prepared by WSP. Below is an overview of the strategies for the various uses.

3.60 **5* Hotel**: Hotel waste will be stored within the commercial refuse store at basement level. Waste will be moved to the basement from the hotel by staff, using the shared service lift within the main core.

3.61 **Block A Office:** The Block A office waste is stored in a commercial refuse store at basement level. Waste is moved down to basement by office staff, using the lift within the office core.

3.62 **Residential**: A bin chute will serve all levels of residential accommodation, connecting to the basement level residential bin store, where a flexible base / refuse separator can be controlled to suit three different refuse types (refuse, pulpable recycling, food waste).

3.63 **Retail**: Each retail unit will have access to a commercial bin store, either within the back of house area to the individual unit, or within the basement. The bins stores at ground floor level will have their bins moved through to the delivery bay for presentation on collection day.

3.64 **Block B Office**: Office waste will be taken to the basement level commercial bin store, via the service lift. There is also an opportunity to include a bailer at the rear of the ground floor delivery bay, to assist in storage and removal of office waste.

3.65 **Rooftop Terrace**: Refuse will be stored within the back of house area, then taken via the service lift to the basement commercial refuse store beneath the office building.

3.66 **Sir Ralph Abercromby Pub**: A new off street bin store has been accommodated behind the Abercromby which can connect into the rear of the service bay.

3.67 In relation to the collection strategy, all servicing of the development is from Bootle Street. All basement level bin stores will be emptied on the required collection day, with bins taken by an electric tug via the service lift or basement ramp, presented for collection within the relevant delivery bay fronting Bootle Street, to avoid on street presentation.

PLACE MAKING AND SPACES

3.68 The landscaping section of the Revised Design and Access Statement, prepared by Planit IE, describes the landscaping details in detail. St Michael's represents an opportunity to create a prime piece of public realm and key events space at the heart of Manchester city centre. At present there is a relatively low footfall along the site's smaller boundary streets. Therefore, the site itself must present a desirable destination, with key visible anchors that will draw pedestrians towards and into the space. The Proposed Scheme will include significant public realm and soft landscaped areas.

3.69 There will be a new public square at street level which will be accessible immediately off Bootle Street and from Jackson's Row under the 2-storey height archway. This square will enjoy active frontages with food and beverage uses spilling out from the surrounding units including the Sir Ralph Abercromby Inn Public House.

3.70 The lower street level square will form the arrival space from Bootle Street. Trees and benches will animate the space.

3.71 A publicly accessible rooftop terrace space will be created above the office block. It will be accessed via three accessible lifts from Jackson's Row. Visitors to the 5* hotel and apartment residents will have access from the tower podium on level 06 via a feature staircase.

3.72 The rooftop terrace will host a restaurant/ bar and will be a vibrant space. Ornamental planting will be featured throughout and there will be a mix of seating and standing areas taking advantage of the rooftop views.

3.73 Publicly accessible spaces have been designed to be flexible spaces that can be easily overlaid. These could include pop-up kiosks for craft, art and jewellery fairs, food festivals, live music, sporting and cultural events, for example. It is proposed that these activities will be part of a rolling programme that can also incorporate seasonal and cultural activities for people of all ages.

3.74 From the upper rooftop terrace there will be a set of feature stairs connecting the square to the tower podium at Level 06. These stairs contain terraces which will be associated with the offices. However, it is possible that they may be used for public access during certain times or for certain events.

3.75 Further rooftop terrace space will be provided at the tower podium level, which will be animated by the hotel bar and lounge.

4. PUBLIC BENEFITS OF THE DEVELOPMENT

4.1 The National Planning Policy Guidance (NPPG) identifies that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (NPPF) (paragraph 8). It goes on to state that public benefits should flow from a proposed development and should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It points out however that benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

4.2 The NPPG identifies that public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

4.3 The summary of benefits flowing from the proposed development as set out below, are drawn from the wider planning application package, particularly the Regeneration Statement, Design and Access Statement and the Environmental Statement. The Design and Access Statement explains in detail (Section 5) why the development needs to be delivered on the application site in order for such benefits to be realised. It is not possible for all benefits, particularly the most significant ones, to be delivered by constructing the proposed development on a site on the periphery of the city centre, rather than on the application site.

4.4 By way of summary it should be noted that:-

- The Synagogue congregation wishes to remain in the city centre, although have decided not to stay on the current site, and requires cross-funding from the development in order to deliver a much-needed replacement building.
- The City has a significant undersupply of 5-star hotel rooms and associated hotel facilities (such as conference, meeting and function facilities). A 5* hotel operator of the highest standard will only locate in close proximity to the conference district, CBD and the existing higher-end hotels on Peter Street and not in more peripheral locations.

- New public realm is required that is inclusive and inviting, to bring permeability, and to activate the site and surrounding streets. Public open space is required on the site to create a destination in its own right, otherwise the development will simply comprise of buildings on a street and will only draw in people who have a purpose for being there.
- There is a shortage of residential development within the city centre to attract and retain the leaders, entrepreneurs and captains of industry integral to the city's ongoing growth. The prime central location, in close proximity to areas of employment and leisure, can offer a true city living lifestyle to residents. This will be further enhanced by the incorporation of hotel and leisure facilities to offer residents a premium-quality lifestyle experience not on offer anywhere else in the city.
- The central location of the site adjacent to the CBD make it an ideal address for premium office space, of which there is an undersupply in the city. As part of a mixed use development, the additional leisure and retail facilities will provide desirable amenity for future tenants.
- Manchester requires an ongoing expansion of its leisure offering to continue having the strongest offering in the North of England and to meet increasing demand from tourism and economic growth. The location can support those who live and work within a mixed use development, and create a new leisure destination for visitors. A range of retail/leisure offerings is proposed to maximise active frontages to the surrounding streets.

4.5 Taking each use in isolation, the reasons for the development needing to be located on the application site are strong and whilst some benefits would be delivered if the site were to be developed for a single or dual use, by combining all of the uses together, the site is capable of delivering greater or more significant more benefits. It is clear that the comprehensive development proposals, and the benefits they are capable of delivering, are greater than the sum of their parts. For this reason, the complementary linkages and connections between the separate components of the development are vital to the overall success and ambition of the scheme; the development as a whole is needed in order to realise the aspirations for the site and the city.

4.6 The table below provides an analysis of why the benefits identified are considered to represent benefits to the wider public.

Table 4.1 – Public Benefits

Public Benefit	Why the benefit is public
Economic Benefits	
Achieve the objectives of the Jackson's Row Strategic Development Framework.	This document identifies the key objectives for development of the St Michael's site in order to contribute to meeting wider regeneration and economic development strategies. It has been through public consultation and therefore it is generally accepted that its principles and objectives represent the aspirations of the city.
Provide new, Grade A office accommodation of which there is an undersupply in Manchester.	The provision of sufficient office space, particularly of such high quality and in a strategic location, will allow existing companies to grow, expand and/ or meet their wider company objectives. It can also attract new companies to open offices in Manchester, with such investment providing spin off benefits for the wider population in terms of the potential for additional jobs, spending and tax. Providing high quality office space can increase the health and well-being of building occupants and potentially lower sick days. See the Regeneration Statement for more information.
Modernise the city centre's economic infrastructure, contribute to and take advantage of agglomeration[6] forces, providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.	Encourage further investment in Manchester from a diversified range of business sectors. Creating a more stable economy and becoming synonymous with emerging sectors. Such investment will lead to economic growth and elevate Manchester as a global city known for innovation. See the Regeneration Statement for more information.
Deepen the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.	Generating further economic growth providing more public funding available to reinvest in the economy to meet wider social, economic and environmental objectives. Assisting in narrowing the gap between north and south and allowing the north to become less reliant on central government funding. See the Regeneration Statement for more information.
Provide accommodation for approximately 2,192 new jobs directly, including more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and intern	Providing additional, high quality space to accommodate further economic growth. Providing high quality jobs and office accommodation to make Manchester a more

[6] Agglomeration: when entrepreneurs, companies, new start-ups and talented workers, from disparate economic growth sectors cluster in locations which can provide business and networking opportunities and deep labour markets.

places taking advantage of the sectoral makeup of the new employment and industry recruitment and training approaches.	attractive place to encourage and retain the best graduates and high skilled employees which in turn will encourage further business investment and provide more public funds through taxation.
Create an additional c.500 jobs during the construction period, with an estimated construction value of £195m.	Providing jobs will decrease the numbers of people unemployed reducing the drain on public welfare support.
Generate further, indirect supply chain employment.	Providing jobs will decrease the numbers of people unemployed reducing the drain on public welfare support.
Provide Manchester's first, purpose-built 5-star hotel, capable of securing a major 5-star brand. There is a significant undersupply of 5-star hotel rooms and associated facilities within the city centre at present. The hotel provision will also create synergies with the wider St Michael's offering. Both commercial and residential occupiers in particular will benefit from being in close proximity to high quality conferencing, banqueting, gym and spa facilities that will form part of the hotel.	Enable Manchester to compete with other cities and be successful in securing increased numbers of tourist visits and conferences. See the Regeneration Statement for more information.
Support, through the construction of the hotel, Manchester's growing service economy, thriving tourist industry, Manchester's ability to hold major conferences and events, as well as providing restaurants, large-scale banqueting, and spa facilities to Manchester's residents.	Encourage further tourism and conferencing in Manchester, increasing spending in the city which was generated beyond the city boundaries. See the Regeneration Statement for more information.
Reconnect the key regeneration areas within the city centre, especially Spinningfields and the Civic Quarter and St Peter's Square, which are established and emerging commercial districts and hugely important to the overall success of Manchester's economy. An economy anchored by financial and professional services firms which typically locate in those areas.	Provide a more coherent city centre which uses space more efficiently and works as one thriving commercial centre. See the Regeneration Statement for more information.
Allow the site, which is a significant element of central Manchester, to effectively and efficiently contribute to the city's economy, including the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit, thereby acting as a catalyst to regeneration of this part of the City.	Increase the ability of the city to generate GVA through the effective use of space for the greater benefit of the city's residents.
Make a significant contribution (£32.7m over ten years) to the public sector finances through the business rates generated by the high quality office space and leisure/ commercial space.	Provide increased public sector funds to allow this to be used to maximum effect to support the needy and encourage further growth. See the Regeneration Statement for more information.
Make a contribution of £114.7m over ten years to the UK treasury through additional Income tax and National	Provide increased public sector funds to allow this to be used to maximum effect to support

Insurance contributions.	the needy and encourage further growth. See the Regeneration Statement for more information.
Encourage new restaurant concepts, and innovative and independent businesses as the focus of the spaces and uses that surround them.	Provide attractive and innovative restaurant concepts to diversify the range of eateries on offer to the public across the city centre. Provide popular restaurant uses to activate public spaces and contribute to the overall success of the development.
Social Benefits	
Retain and incorporate the Sir Ralph Abercromby Inn within the development, enhancing its setting by integrating the building into an area of new public realm;	Allow the retention of a community asset which is highly valued by many people. The retention of the building allows the former use and scale of the area to be understood and provides an experience of a traditional city centre public house. The altered setting and incorporation with a vibrant new development will assist in securing a viable future for the public house. At the July 2017 consultation event when the revised proposals were first tabled, a significant majority of respondents indicated that their opinion of the proposals had improved following the design response with many indicating that the retention of the Sir Ralph Abercromby Pub had been a key factor. See the Consultation Statement for more information.
Enable required repair works to the Sir Ralph Abercromby;	Provide improvements to the fabric of a valued non-designated heritage asset to assist in securing its future.
Retain the principal building element of the former Police Station and through conversion to offices, provide sustainable long-term use for the building;	Allow the retention of a non-designated heritage asset which is highly valued by many people, particularly for its townscape character. The retention of the building allows the former use and scale of the area to be understood and its conversion to offices will assist in securing a viable future for the building. At the July 2017 consultation event when the revised proposals were first tabled, a significant majority of respondents indicated that their opinion of the proposals had improved following the design response with many indicating that the retention of the police station had been a key factor. See the Consultation Statement for more information.
Create new, safe, vibrant public spaces, which will provide a year-round offer of attractions and events that exists nowhere else in the city. Such events will complement those held across the city, particularly in the	Diversify the entertainment offer available in the city to improve the quality of life.

nearby Albert Square.	
Provide greater activity and overlooking of existing streets to reduce the potential for crime and fear of crime.	This benefit will increase feelings of safety and wellbeing. See the Crime Impact Statement for more information.
Provide public spaces that will be accessible to all.	Provide vibrant and inclusive spaces to meet and socialise to improve quality of lie. See the Design and Access Statement and the Access Statement appended to the Design and Access Statement for more information.
Deliver new high quality apartments for a growing and higher skilled workforce, aimed at higher earning executives and personnel.	Encourage a growing city centre population to increase vitality and viability of the city centre generally but also its shops and services. Attract companies to invest and take up office space in the city centre on the basis of the high quality residential accommodation available to higher earning employees to provide wider economic benefits to the general population. Diversify the social mix of the city centre's residents. See the Regeneration Statement for more information.
Meet an identified gap in the market for such quality of development in a centrally located position at the heart of the city's economy. The apartments will set new standards of living accommodation within the city centre and, subject to the final operator, will benefit from the additional support services[7] provided by the hotel.	Encourage a growing city centre population to increase vitality and viability of the city centre generally but also its shops and services. Attract companies to invest and take up office space in the city centre on the basis of the high quality residential accommodation available to higher earning employees to provide wider economic benefits to the general population. Diversify the social mix of the city centre's residents. See the Regeneration Statement for more information.
Allow, through cross-funding, a new Manchester Reform Synagogue to replace the current facility which is not fit for purpose. The replacement facility will be safe, comfortable, and welcoming. The current synagogue is in a very poor state of repair. It is increasingly, and almost prohibitively, expensive to maintain and insure. The building has electrical wiring dating from the 1950s, which is below current safety standards, and is presently uninsurable. Further, the synagogue building is unwelcoming and this deters worshippers. The consequence of the condition of the building is a downward spiral of decline as congregation numbers decrease, income which could have been spent on the building fabric subsequently drops further. Since consent for St Michael's was first granted, the synagogue has voted to find a facility on an alternative site, but St	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. Further, these facilities should be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access. See the Regeneration Statement for more information.

[7] Such as concierge, room service, use of meeting rooms etc

Michael's will continue to allow the new facility to be provided through cross-funding.	
Retain and attract new members to the congregation, and better meet the needs of the existing congregation.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Manchester Reform Synagogue wishes to outreach its faith and to encourage new members to join its congregation. In order to extend this offer to the wider public it needs appropriate space and facilities. See the Regeneration Statement for more information.
Allow the synagogue to remain in the city centre thereby promoting a diverse and inclusive community.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Manchester Reform Synagogue has elected to leave its current site but has made clear its intent to remain in the city centre, being the only Synagogue within the city centre. Its members will be able to easily access its new location, and a continuing presence in the city centre will help in continuing to break down barriers between different groups. See the Regeneration Statement for more information.
Allow a full range of educational services to be provided by the Synagogue in the form of after school clubs and weekend services in modern and attractive facilities.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. he Manchester Reform Synagogue has elected to leave its current site but has made clear its intent to remain in the city centre, being the only Synagogue within the city centre. Its members will be able to easily access its new location thereby continuing its wider community work. See the Regeneration Statement for more information.

Allow full, inclusive access to a new Synagogue for the elderly and disabled.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Synagogues new facilities will be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access. See the Regeneration Statement for more information.
Allow for a new synagogue to provide sufficient parking for use by the congregation of the Synagogue, especially for those with young children, the elderly and disabled.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. The Synagogue have elected not to take space within the St Michael's development, but the scheme will allow the Synagogue to move to new premises through cross-funding. As the St Michael's development would previously have provided, it is expected that the new facility will provide adequate parking to meet needs, whereas the current facility does not. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. Further, these facilities should be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access and insufficient parking. See the Regeneration Statement for more information.
Allow for the retention and relocation of the historically important fixtures and fittings of the synagogue into a new building which will ensure their preservation for years to come.	The Heritage Significance Statement identifies that the internal fixtures and fittings of the present synagogue are its most historically important features. By relocating these within a new building that does not suffer from water ingress and damp, the fixtures and fittings will be preserved for many years to come. The fittings are not only important to the synagogue, but also form part of the city's history. See the Heritage Significance Statement for more information.
Provide a more modern, energy and water efficient synagogue building with significantly reduced running and maintenance costs making more money available for the benefit of the congregation and wider community.	The present synagogue is in a poor state of repair and prevents the Synagogue from undertaking the community work it hopes to due to the poor facilities within the building and the cost of maintenance. The new synagogue will be energy and water efficient, with lower running and maintenance costs, therefore freeing up funds to spend in more beneficial ways.

Allow for interpretation boards and/ or public art to provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.	The development of the site provides an opportunity to install public art and/ or interpretation boards relating to the history of the site and city; this may include the Peterloo Massacre. This will allow more people to understand the history of their city, increasing feelings of pride and sense of place. Public art can also add identity and interest to an area.
Provide new views of the surrounding heritage assets allowing the heritage values to be revealed and understood and appreciated within a new context.	The publicly accessible space on the roof-top terrace will provide a new viewing area at 10th floor level. This will allow views out across the civic quarter towards Albert Square and the townhall complex. Providing a new view of these heritage assets will allow their design and significance to be viewed and understood.
Environmental Benefits	
Add vibrancy and activity to an underused part of the city centre.	The scheme will draw people to a quiet part of the city improving its appearance and aesthetic. This will very likely have knock on impacts on adjacent streets and buildings which will lead to wider environmental improvements.
Create a landmark development which will add buildings of the highest architectural quality to the City's townscape.	The city's townscape will be improved by the addition of a high quality development which will push the architectural limits of the city, setting a new benchmark of design for future developments. See the Design and Access Statement for more information.
Strengthen key pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.	The development will add life and activity to this part of the city, improving its environment and encouraging more people to use the adjacent streets to connect to destinations in the city. This offers more choice, allows a greater efficiency in use of the city centre and will encourage further environmental improvement, resulting in a more attractive city centre. See the Design and Access Statement for more information.
Provide improved public realm beyond the site boundaries on adjacent streets to enhance movement and the wider environment, as well as linking with wider public realm improvements in Albert Square and surrounding streets thereby increasing the area of cohesive public realm design in the heart of the city and seamlessly integrating the new development into the wider townscape.	There are aspirations to extend the public realm works out from the site to the adjacent streets so that the area as a whole appears cohesive with an improved environment for pedestrians and other road users. See the Design and Access Statement for more information.

Create a new recognisable landmark for Manchester through the bold, high quality design of buildings, spaces and places to bolster identity and sense of place. The form and silhouette of the tower is unique and over time will become synonymous with Manchester. Such defining architecture will reinforce Manchester's position at the national and international level.	Such high-level architecture sends out messages about the position of a city within the world – its achievements and ambition. It promotes high quality environment for the benefit of residents, visitors, and investors. See the Design and Access Statement for more information.
Redefine the heart of Manchester.	There has been significant peripheral investment in the city in recent years while parts of the heart of the city have lacked investment; the application site being a significant example. In bringing forward the development the heart of the city will be redefined and bolstered as a place to live, work and relax. See the Design and Access Statement for more information.
Significantly improve existing wind conditions and pedestrian comfort at a number of locations in the local area as the tower will obstruct high-speed westerly and south westerly winds, reducing the pressure along Deansgate and Peter Street.	The development will alter wind movement in the area. Some of these alterations will have a significant wider public benefit as some locations on other city centre streets and spaces will be made less windy and therefore more comfortable. See Chapter 10 of the ES for more information.
There is also a major reduction in modelled wind speeds at the corner of Deansgate and Quay Street to the extent that the currently modelled 'unsafe' conditions will be made safe for pedestrians.	The development will alter wind movement in the area. Some of these alterations will have a significant wider public benefit as some locations on other city centre streets and spaces will be made less windy and in one case a location currently modelled as unsafe will be made safe. See Chapter 10 of the ES for more information.
Reduce surface water runoff from the site to flows of 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality and downstream of the development. Attenuation storage structures within the site will store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).	The development will store rain water, and control its release from the site. This has the effect of reducing run off rates which decreases the risk of flooding from surface water on adjacent sites and also downstream. See the Flood Risk Assessment and drainage Strategy for more information.
Provide development built to high levels of sustainable design and construction including a CO2 reduction of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices will seek a BREEAM Outstanding rating.	The development will not only provide the benefits identified, but will do so whilst minimising the impact on the environment in relation to carbon emissions, water use and the burning of non-renewable energy. See the Environmental Standards Statement for more information.

Provide enhancements to site ecology including the creation of favourable habitat, such as the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.	Wildlife can have a wider beneficial impact on human health as well as to ecology generally. By encouraging wildlife into the development wider public benefits will be realised. See the Biodiversity Statement at Appendix 2.2 of the ES Volume 2 for more information.

5. STRATEGIC AND PLANNING POLICY CONTEXT

5.1 There are numerous policy, guidance and strategy documents relevant to the St Michael's development which have helped to shape and influence the proposals from their inception to their final form. Such documents are set out below.

5.2 The key planning policy framework for assessing the acceptability of the proposals is contained within the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan currently consists of the Manchester Core Strategy (adopted July 2012), and the saved policies of the Manchester UDP (adopted July 1995). Appendix A to this statement sets out the relevant Development Plan policies in detail and provides a response to each.

5.3 The text below summarises the relevant strategy, guidance and policy documents, including the Development Plan, and explains how the development addresses and contributes to the identified objectives.

NATIONAL DOCUMENTS

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2021)

5.4 The National Planning Policy Framework (NPPF) was first published in March 2012 and sets out the Government's approach and policies to planning. The most recent version of this document is the July 2021 edition. The NPPF is a material consideration in planning decisions.

5.5 At the heart of the Framework is a presumption in favour of sustainable development which should be pursued in a positive way **(Paragraph 10)**. This presumption should apply to both plan-making and decision-taking.

5.6 **Paragraph 8** advises that sustainable development comprises three dimensions: economic, social and environmental. These dimensions are mutually dependent and as such positives relating to all three should be sought jointly and simultaneously in order to deliver sustainable development.

5.7 **Paragraph 11** states that decision makers should apply a presumption in favour of **sustainable development**. For decisions this means that Local Planning Authorities should approve development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless, i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed6; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.8 **Section 4** of the NPPF relates to 'Decision Making'. **Paragraph 38** states that Local planning authorities should **approach decisions** on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

5.9 **Section 5** of the NPPF focuses on delivering a sufficient supply of **housing**. Within this section it is set out how Local Planning Authorities should plan to implement planning policies and how these should be produced in order to meet needs in relation to type, size and tenure of housing **(Paragraph 62).** In summary it is the government's objective to significantly boost the supply of homes through utilisation of a sufficient variety of land types which can come forward to meet the needs of various groups with specific needs as outlined in **Paragraph 60**.

5.10 **Section 6** of the NPPF, records the Government's commitment to building a **strong and competitive economy**. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, and should recognise the specific locational requirements for different sectors. This includes the provision for clusters or networks of knowledge and data driven, creative or high technology industries in suitable locations, as set out in **paragraph 83. Paragraph 81** states that,

'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. The approach taken should allow each area to build on its

strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'

5.11 The application site at present contributes very little to Manchester's economy despite it being located at the heart of the city. The site is therefore inefficient and underutilised. In contrast, as stated in the Regeneration Statement, the development will enable the site to contribute £32.7m in ten years to Manchester's economy and provide 2,192 jobs once established. This is in addition to the significant jobs in construction. The Regeneration Statement submitted with the planning application provides further detail regarding the economic benefits of the scheme.

5.12 **Section 7** of the NPPF relates to ensuring the **vitality of Town Centres**. The proposal would develop a currently underutilised site within the heart of the city centre, and add to the vibrancy of the city centre.

5.13 **Section 8** of the promotes **healthy and safe communities**. As part of this **paragraph 92** states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction through design features including the creation of active frontages; are safe and accessible, so that crime, disorder and fear of crime don't undermine quality of life or community cohesion; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, such as through the provision of accessible green space, shops and layouts that encourage walking and cycling.

5.14 **Section 9** of the NPPF relates to the promotion of **sustainable transport**. **Paragraph 105** highlights that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This will support reductions in emissions and reduce congestion. The site is located in order to make best use of existing sustainable transport modes and being located in the city centre is in easy reach of many services and facilities.

5.15 **Paragraph 111** states that, 'Development should only be prevented or refused on **transport** grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

5.16 Development should prioritise pedestrian and cycle movements; facilitate access to high quality public transport; address the needs of those with disabilities and reduced mobility; create places that are safe, secure and attractive with minimal scope for conflicts between various road users; allow for efficient delivery of goods and emergency access; and be designed to enable charging of plug-in and other ultra-low emission vehicles **(Paragraph 112**). Development generating significant movement should provide a travel plan (**Paragraph 113**).

5.17 **Section 11** of the NPPF related to '**Making Effective Use of Land**'. Planning decisions should promote the effective use of land by making as much use as possible of previously-developed land (**Paragraph 119**). Further, decisions should; use mixed-use schemes and take opportunities to achieve net environmental gains, give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, support appropriate opportunities to remediate derelict land, and supporting the development of under-utilised land especially, where this would help meet identified housing needs, and promote and support the development of under-utilised land and buildings (**Paragraph 120**).

5.18 **Paragraph 124** states that planning policies and decisions should support development that makes efficient use of land, taking into account: the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

5.19 **Section 12** of the NPPF relates to achieving well-designed places. The revised NPPF (2021) emphases the need for **high quality design** and place making. **Paragraph 126** in particular states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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. In summary planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area;

- are visually attractive as a result of good architecture, layout and appropriate landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being (**paragraph 130**).

5.20 **Paragraph 132** - Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

5.21 The proposed design is of a very high standard and achieves all the elements set out above, as demonstrated in the Design and Access Statement. The application has historically been the subject of much public and professional scrutiny which brought about the approved design. This process of consultation has followed a best practice approach and led to significant changes to the final form of the development, which was subsequently approved.

5.22 Further to the above, the Statements of Consultation (January and November 2017), Design and Access Statement and the Environmental Statement explain the extensive consultation that took place with the community and stakeholders and describe how the design was amended to respond to comments received prior to consent originally being granted. They report on the change in shift in support for the revised November 2017 scheme, which subsequently secured approval, compared to the original January 2017 scheme.

5.23 Of people attending the informal consultation events, 70% objected to the January 2017 scheme, compared to 80% of respondents who expressed support for the scheme which was submitted in November 2017, and subsequently approved. Where amendments were not possible, the documents explain why this was so.

5.24 No further public consultation, other than statutory consultation, is proposed in relation to the proposed amendments, given the minor nature of the changes.

5.25 Whilst aesthetically people's tastes may vary, good design goes beyond the appearance of a building. Places Matter![8], an independent panel of built environment professionals, reviewed the original MAKE design of January 2017 and were overall very supportive. The Panel considered that the development has the potential to be the catalyst which would bridge the link to a regenerated Great Northern Square and change the character of streets in the vicinity. They advised that the project could stitch the wider neighbourhood together and provide opportunities for more regeneration to occur beyond the red line boundary and to interface with the city blocks particularly to the south.

5.26 **Section 14** of the NPPF advises in relation to addressing the need to meet the challenges of **climate change**. New development should avoid increasing vulnerability to the range of impacts arising from climate change. It should also be planned in ways which can help reduce greenhouse gas emissions, such as through location, orientation and design as discussed in **paragraph 154.** The use and supply of renewable and low carbon energy and heat should be increased (**paragraph 155**). In addition to the above, **paragraph 157** sets out that when determining planning applications local authorities should expect new development to comply with development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant that it is not a feasible or viable in respect of the development. New development should also be expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. The development is located, and the proposed mix of uses and density is such that greenhouse gas emissions will be reduced. Further, the scheme will utilise low and zero carbon technologies (LZC), and will achieve 15%

[8] Places Matter! is an organisation devoted to generating a strong sense of place in living, working and leisure environments throughout the North West. Places Matter! works across the public and private sectors to drive up the skills and knowledge of all those involved in new development, promoting good design and encouraging strong client leadership. The Places Matter! remit is to understand the economic case for promoting good design, ensuring project developers and managers provide strong client leadership.

reductions in emissions from the Part L 2010 efficiency measures for the offices and hotel and 19% on Part L 2013 for the apartments.

5.27 **Paragraph 167** relates to **floodrisk** and states that developments should not increase flood risk. Major developments should incorporate sustainable drainage systems (**paragraph 169**).

5.28 **Section 15** of the NPPF deals with conserving and enhancing the **natural environment**. Planning decisions should contribute to and enhance the natural and local environment by avoiding unacceptable levels of soil, air, water or noise pollution. Additionally, proposals should seek to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and provide net gains for biodiversity **(Paragraph 174).**

5.29 **Section 16** sets out policy requirements in relation to the historic environment. **Heritage** assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance **(paragraph 189)**. Applicants must describe the significance of affected heritage assets including any contribution made by their setting including archaeological interest as necessary **(paragraph 194)**. The level of detail should be proportionate to the assets' importance.

5.30 **Paragraph 195** then goes on to state that local planning authorities should identify and assess the particular significance of a heritage asset that may be affected by a proposal, to consider the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Local authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness (**paragraph 197**).

5.31 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether harm is substantial or less than substantial (**paragraph 199**). Any harm to, or loss of, the significance of a heritage asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification

(paragraph 200). Where development would cause substantial harm to or total loss of significance of a designated heritage asset, consent should be refused unless the harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following applies:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant funding or some form of not for profit, charitable, or public ownership is demonstrably not possible; and
- the harm or loss if outweighed by the benefit of bringing the site back into use **(paragraph 201).**

5.32 Any less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal **(paragraph 202)**, including, where appropriate, securing its optimum viable use**.** The effect on the significance of a non-designated heritage asset should be taken into account, with balanced judgement required as to the scale of any harm or loss and the significance of the heritage asset **(paragraph 203).**

5.33 Local planning authorities should look for opportunities for new development in Conservation Areas and within the setting of heritage assets that enhance or better reveal significance. Proposals that preserve elements of setting that make a positive contribution should be treated favourably **(paragraph 206)**.

5.34 The Heritage Impact Statement, and Heritage chapter of the Environmental Statement identify that less than substantial harm will occur to the non-designated buildings on the application site, on the setting of listed buildings, including at Grade I and Grade II*, and local Conservation Areas, including the Deansgate/Peter Street Conservation Area. This assessment has not changed as a result of the proposed amendments to the approved development. In considering whether to grant planning permission for the approved development, it was necessary to weigh this harm against the public benefits of the development to determine whether such harm was outweighed. The public benefits associated with the scheme, as drawn from the application package as a whole, covered in detail in Section 4 of this report and summarised in the introduction, are substantial and the development of this site as proposed by the November 2017 scheme was considered to be of strategic

importance to the city. In granting planning approval in June 2018, Manchester City Council came to the view that such harm as there was identified, would be outweighed by the public benefits of the proposals.

5.35 The proposed amendments now proposed, which are minor in nature, do not increase the level of harm, and the public benefits as identified in consideration of the November 2017 scheme remain. It is therefore considered that the benefits continue to outweigh the heritage harm identified. This position is informed by the project's experienced and highly respected heritage advisors, Stephen Levrant Heritage Architecture (see the conclusions of the Heritage Impact Statement).

5.36 The National Planning Policy Framework (July 2021) is the latest in a sequence of similar policy statements recording successive Government's growing commitment to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal. In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations and they should ensure that they give appropriate weight to the need to support economic recovery and that applications that secure sustainable growth are treated favourably.

5.37 It was, and still is, the applicant's view that the benefits arising from the development far outweigh any harm caused, and in accordance with the NPPF, the boost to jobs and the economy is a significant positive benefit which should be given appropriate weight.

5.38 Manchester's economy is one of the key economic drivers of the region and the North of England generally and it is therefore considered that the substantial economic benefits which arise from this development should be afforded very substantial weight. The St Michael's development will promote economic growth and the creation of jobs, and whilst there will inevitably be some negative impacts generated by the scheme, the planning application documents explain that these are outnumbered and outweighed by the substantial positive impacts.

5.39 The positive and negative impacts were previously clearly identified to ensure that the City Council was well informed of these when making its decision on the November 2017 scheme as to whether, in its opinion, the proposals represented sustainable development, such that planning permission should be granted. This was

accepted by Manchester City Council in the granting of the original planning consent in June 2018, and again in June 2020 and October 2021. The minor changes now proposed do not increase negative impacts, similarly they do not significantly increase public benefits. They do however represent changes to adapt to the decision of the Manchester Reform Synagogue to not occupy a space within the St Michael's development and also represent improvements to the functionality, operation and design of the development. The Section 73 Revisions Statement demonstrates that the changes do not raise any significant planning issues and do not lead to a weakening of the original design quality of the development, indeed, it is the applicant's view that they improve it. There is therefore no reason why planning consent for the proposed minor amendments should be withheld.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)]

5.40 The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and cohesive and vibrant neighbourhoods.

5.41 Of particular relevance to this application is the Design: Process and Tools section. This states (Paragraph: 001 Reference ID: 26-001-20191001) that well designed places can be achieved through proactive and collaborative working at all stages of the opening process. Good design is considered under the following ten principles, as set out in the National Design Guide:

- Context;
- Identity;
- Built form;
- Movement;
- Nature;
- Public spaces;
- Uses;
- Homes and buildings;
- Resources; and
- Lifespan.

5.42 Pre-application discussions are noted as key opportunities for applicants and the local authority to discuss design and approach to development proposals. This gives authorities opportunity to inform and influence the design early which is considered a more efficient way of revising development proposals.

5.43 The detailed policy responses in Appendix A and the Design and Access Statement set out in detail how the development responds to these objectives.

REGIONAL DOCUMENTS

MANCHESTER INDEPENDENT ECONOMIC REVIEW (MEIR) (2009)

5.44 MIER consisted of a commission of prominent economists and business leaders, supported by a Policy Advisory Group and Secretariat, with responsibility for commissioning high-quality evidence-based research to inform decision-makers in Manchester. The MIER concluded that:

> *"Manchester's size and potential makes it pre-eminent amongst the Cities of the North and a natural complement to the south eastern power house of the UK economy. It has essential economic assets, scale, connectivity… Manchester does have a route to long term growth that would make a meaningful difference to the UK as a whole."*

5.45 MIER concluded that the City Region is currently punching below its weight in productivity terms. Improving productivity is a high priority. This requires investment and skills, education and training. It also requires the City Region to retain and attract a highly skilled workforce, and to maintain if not accelerate the rate of migration of skilled workers and businesses into the City Region.

5.46 The potential to create a truly world class, landmark development with the highest-grade of offices, a 5* hotel and premium residential apartments with a complementary range of eateries and leisure uses new to Manchester, significant new public spaces and squares, has a particularly important role to play in strengthening the offer of the City Region, and attracting the next generation of businesses and organisations moving into the Manchester City Region, as well as strengthening further growth and investment in the city from existing businesses.

THE GREATER MANCHESTER LOCAL ECONOMIC ASSESSMENT (LEA) (2011)

5.47 Produced by New Economy, this report identifies that following strong growth over the past decade, Greater Manchester today is one of the fastest growing City Regions in Europe, and in economic terms is the leading regional city in the UK.

5.48 Greater Manchester accounts for over 40% of the GVA for the North of England and is central to the nation's growth strategy and to the Government's objective to counter-balance the economic draw of London and the South-East. Greater Manchester also falls within the top 20% largest economies (by GVA) in the European Union.

5.49 Greater Manchester's economic growth has been driven by the large scale, rapid expansion of the service sector, particularly financial and professional services. This sector has contributed 45% of all GVA growth across Greater Manchester over the decade prior to the recession, rising even higher in the conurbation core, making the conurbation a centre for financial and professional services of national significance.

5.50 The proposed scheme will contribute to the growth of Manchester and its status as one of the fastest growing and most prominent regional cities in the UK. At its core the development remains an investment in the provision of a high-quality mixed-use development that will contribute to regeneration at the heart of the city centre.

GREATER MANCHESTER STRATEGY, STRONGER TOGETHER (2013)

5.51 The Greater Manchester Strategy, Stronger Together (2013), is the sustainable community strategy for the Greater Manchester (GM) City Region. It was originally prepared in 2009 as a response to the Manchester Independent Economic Review (MIER) and was led by global experts. It is the most robust analysis ever undertaken of a city. MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential.

5.52 The vision for Greater Manchester is that by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to, and benefit from, sustained prosperity and a high quality of life.

5.53 To achieve these ambitions, the Strategy sets out a programme of vigorous collective action based on reforming public services and driving sustainable economic growth to deliver prosperity for all.

5.54 The GM Strategy will guide the work of the Greater Manchester Combined Authority (GMCA) and the GM Local Enterprise Partnership going forward and sets the broad objectives for other Greater Manchester bodies, such as Transport for Greater Manchester, the Low Carbon Hub and other key partnerships. It also helps inform wider public policy across the city region.

5.55 The application proposals will meet or contribute towards meeting a number of the strategy's 'Creating the Conditions for Growth' priorities, including:

- revitalising the City Centre;
- creating a successful space that nurtures success;
- stimulating and reshaping the housing market;
- improving connectivity locally; and
- building the Manchester global brand.

5.56 The provision of 'Grade A' office space within the City Centre, at the heart of the city region and powerhouse of the North-West, aligns with the aspirations of the Greater Manchester Strategy by meeting the demands of the business community. The scheme has been designed to a high quality to appeal to potential occupiers and is located in an easily accessible and sustainable location.

5.57 One of the key principles running through the Greater Manchester Strategy is shaping a competitive economy for the Greater Manchester area. This is to be achieved through creating places that are attractive to business with strong connections to the wider area and providing high quality office accommodation that meets the requirements of the modern office occupier.

5.58 The hotel will also provide a service to the business community through the availability of premium quality hotel rooms, as well as function, meeting and conferencing facilities. The 5* nature of the proposed hotel will appeal to business professionals who expect the standards of service it will offer and which are currently limited in the Manchester hotel market. Similarly, the residential apartments proposed, which will be of the highest quality with generous sizing and premium quality fit out, will

encourage new companies to locate to the city, attracted by the availability of quality accommodation on offer for company executives.

NORTHERN POWERHOUSE

5.59 The Northern Powerhouse is a proposal to boost economic growth in the North of England through the improvement of transport links, investment in science and innovation, and devolution of powers in City Deals. It was first proposed by the 2010-15 coalition government and continues under the Conservative government. The main advocate is George Osborne who launched the concept as Chancellor in a speech in June 2014, and who has now taken up the role as chair of the Northern Powerhouse Partnership.

5.60 The Northern Powerhouse Partnership is a new body, whose creation has been backed by the government, which will bring together business and local politicians to commission research, share ideas, and lobby Whitehall to press ahead with devolution.

5.61 There is a growing recognition, at both a local and national level, that by joining together the cities in the north of England, an increasingly powerful economic area can be created that can help to re-balance and grow the national economy, providing the ability to compete internationally. Manchester is at the forefront of this movement, and the city centre, as a key driver of the economies of both Greater Manchester and the North West, will be a crucial component in this connected Northern Powerhouse.

5.62 In 2014, Greater Manchester local authorities agreed a devolution settlement that will assist in delivering economic growth across the region, whilst improving quality of life for residents. This agreement builds on the work of the Greater Manchester Combined Authority, pulling together all Greater Manchester's local authorities. The arrangement was the first of its kind in the UK outside of London and will play a pivotal role in helping to build a Northern economic powerhouse. The Greater Manchester Devolution Agreement introduced an elected Mayor who represents the combined authorities and holds responsibility for new delegated powers and resources.

5.63 Local authorities in Greater Manchester have retained all of their existing powers. However, the Devolution Agreement provides additional tools to develop high quality

places for people to live, work and do business in. The alignment of the local authorities' powers supports the delivery of the vision and objectives outlined in the Greater Manchester and Manchester Strategies respectively. The scope of devolution includes housing, planning and transport, alongside improving resident skills, health and social care, and reducing levels of unemployment across the city region.

5.64 In the context of these proposals, the Northern Powerhouse objectives and the devolution of powers to Manchester have increased the speed at which investment decisions can be made, allowing the growth of individual economies whilst also agglomerating resources across the regions. Investment at city level to deliver housing and economic growth are at the heart of the devolution powers. This proposal capitalises on the extension of powers and momentum of investment at the heart of the Northern Powerhouse, to deliver further growth of the city region.

GREATER MANCHESTER GROWTH AND LOCAL REFORM PLAN (2014)

5.65 The unifying theme of the priorities set out in this Plan is for Greater Manchester to become a net contributor to the UK economy by 2020. To achieve this, the present gap between public spending and tax generated (circa £4.7 billion per year) must be eliminated. The Plan seeks to create the platform for fiscal self-reliance not simply by seeking access to available resources from the Local Growth Fund, but through the development of a new "place based" partnership with Government to drive public sector reform and further align local and central growth programmes.

5.66 This plan was a direct response to the national Planning for Growth statement, that states Local Planning Authorities should prioritise growth and jobs and put in place Development Plans that are pro-growth and promote the delivery of the commercial development, vital infrastructure and housing that the country needs in suitable and viable locations.

PLACES FOR EVERYONE – CONSULTATION DRAFT (AUGUST 2021)

5.67 The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014. After the withdrawal of Stockport Council from the GMSF the nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to continue to produce a joint plan.

5.68 Places for Everyone is therefore a joint development plan of nine Greater Manchester districts, that builds upon the work already undertaken as part of the GMSF and sets out the approach to housing and employment land across Greater Manchester for the next 20 years.

5.69 The first draft of Places for Everyone was released in August 2021 and underwent a period of public consultation (9th August – 3rd October 2021) prior to its submission for independent examination. As the Plan is still under consultation it would not be pertinent to assess the application against the policies within it as these hold little material weight in determining planning applications. Nonetheless Places for Everyone is important in that it underscores the regional role of the City and as such the proposals should look to be in line with its aspirations. Places for Everyone will:

- set out how the nine boroughs should develop up until 2037;
- identify the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- support the delivery of key infrastructure, such as transport and utilities;
- protect the important environmental assets across the city region;
- allocate sites for employment and housing outside of the existing urban area; and
- define a new Green Belt boundary for Greater Manchester

5.70 The revised Plan is split into 12 chapters. These chapters follows the same pattern as the draft GMSF (2019) and can be split into the following key topic areas:

- **Vision and strategy –** The vision builds on the Greater Manchester Strategy (GMS) and sets out how Greater Manchester is planning to meet levels of growth well above baseline forecasts. Places for Everyone supports long term prosperity as well as meeting short term needs and seeks to ensure that all places and all residents share in the benefits of growth at the same time as building a resilient Greater Manchester, improving the green infrastructure network, reducing carbon emissions, addressing air quality and reducing flood risk. Places for Everyone is looking to accommodate at least 1,900,000 sqm of new office floor space and over 170,000 new jobs, to accommodate anticipated growth across all sectors. In addition Place for Everyone is seeking to provide 164,880 new homes between 2021-37 There is a strong and

continuing emphasis on directing new development to brownfield land in urban locations, with a reduced emphasis on any Green Belt release in the latest draft.

- **Strategic locations for development –** Places for Everyone aims to provide opportunities for development across the whole of Greater Manchester. A small number of locations however will make a disproportionate contribution to economic growth. These include the City Centre, The Quays, Manchester Airport as well as principal town centres. Whilst the majority of new jobs are forecast to be within these existing employment centres, the Place for Everyone provides an opportunity to improve and modernise the Greater Manchester employment land offer particularly around industry, warehousing and logistics. Significant expansion of established locations such as the Northern Gateway (building on the Heywood/Pilsworth, Stakehill and Kingsway brands); Western Gateway (Port Salford, Carrington) and Eastern Gateway (Ashton Moss, M67) as well as the M61, M6 and East Lancs corridors will improve the competitive position of Greater Manchester and help to foster sustainable, inclusive growth across the conurbation.

- **Thematic policies –** The draft Places for Everyone contains a suite of policies addressing economic, social and environmental issues for example, housing distribution, green infrastructure, flooding, carbon reduction, resilience and air quality. These policies are high level and strategic and the detail of how they are applied at district level will be set out in local plans and strategies.

- **Site allocations** - Sites that are to be released from the Green Belt will be 'allocated' within the Places for Everyone and there is a set of allocation policies setting out the approach to development of these sites.

5.71 The key policies relevant to the development proposals include Policy JP-Strat 2 – City Centre. This recognises the City Centre as the most significant economic location in the country outside of London, and that it will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded considerably by a range of high density new homes, supported by necessary infrastructure. r. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local

character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. Over the period 2020-2037, around 2,200,000 sqm of office floorspace, around 56,000 new dwellings has been identified within the City Centre.

5.72 **Policy JP-H4 Density of New Housing** states that new housing should be delivered at densities appropriate to their location reflecting the accessibility of the site through walking, cycling, and public transport in accordance with minimum densities set out in the policy. There will be a very strong focus on the regeneration of urban areas across Greater Manchester.

5.73 **Policy JP-J3 Office Development** requires at least 1,900,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2021-2037, more than half of which should be in the City Centre.

5.74 **Policy JP-P4 New Retail and Leisure Uses in the Town Centres and JP-Strat 12 Main Town Centres** stipulates that the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Development here will offer a significant opportunity to reduce levels of poverty and deliver inclusive growth.

5.75 **Chapter 7** of Places for Everyone deals with the housing needs. The housing needs and desired densities are set out in the policies within this chapter well as the planned distribution of additional homes across the Plan area. Manchester is required to provide 84% apartments and 16% houses (2020-2037).

5.76 The document also contains strategic policies relating to carbon emissions (**Policy JP-S 2**), resilience (**Policy JP-S 4**), Flood Risk and The Water Environment (**Policy JP-S 5**) clean air (**Policy JP-S 6**), sustainable places (**Policy JP-P1**), heritage (**Policy JP-P 2**), health (**Policy JP-P 6**), and social inclusion under policies JP-C 1 (World-class connectivity) JP-C4 (Streets for All).

LOCAL DOCUMENTS

5.77 Relevant local documents comprise a range of strategies prepared by a number of different organisations within Manchester. These provide useful context to the development proposals and in some cases the proposals will be considered against the policies they contain. These documents do not form part of the development plan however and therefore the weight to be attributed to them should be proportionate, among other things, to their relevance, stage of preparation and level of public scrutiny.

OUR MANCHESTER STRATEGY (2016-2025)

5.78 The Manchester Strategy, published by Manchester City Council, sets a long term vision for Manchester's future and describes how it will be achieved. It provides a framework for actions by partners working across Manchester – public sector organisations, businesses, the voluntary sector and communities. It is not a strategy for Manchester City Council, but for Manchester. The document states that everyone has a role to play in making Manchester the best it can be. The development of the strategy has been overseen by the Manchester Leaders Forum. This is a group drawn from stakeholders across the city, established in June 2014 with the express intention of shaping the long-term strategy for Manchester and monitoring its implementation. There has been an extensive consultation process with residents, businesses and partner organisations, which have, in large numbers, offered their views about the future of the city.

5.79 The Vision within the strategy sets out that by 2025 Manchester will:-

- Have a competitive, dynamic and sustainable economy that draws on distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- Possess highly skilled, enterprising and industrious people;
- Be connected, internationally and within the UK;
- Play its full part in limiting the impacts of climate change;
- Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
- Be clean, attractive, culturally rich, outward-looking and welcoming.

5.80 The Strategy will support changes to the city so that there is space for businesses to grow. This will be done in a way that will respect the heritage of the city, including finding new uses for existing buildings while designing outstanding new buildings, as is proposed. The Strategy recognises that a good supply of well-designed office space for large businesses and professional services will be needed. Commercial development will continue across the core of the city centre, with major developments progressing at NOMA, First Street and around the Civic Quarter.

MANCHESTER CLIMATE CHANGE ACTION PLAN (2016)

5.81 Manchester is a city committed to action on climate change. Following public consultation, in January 2016, just one month after the Paris Agreement, Manchester published its latest commitment on climate change; 'to become a zero carbon city by 2050'. It was published as part of the Our Manchester Strategy for 2016-25. Since then in November 2018, based on the 'Playing Our Full Part' paper, produced by the Tyndall Centre, a leading climate research centre, the target was tightened to achieve the 'Zero Carbon City' status by 2038. In July 2019 the Council declared a climate emergency. This will ensure that climate change is at the heart of all decision making.

5.82 The document identifies that to become zero carbon is a big commitment but doing so will ensure Manchester plays its part in limiting the global average temperature increase to between 1.5-2 °C, from pre-industrial levels. The draft Manchester Climate Change Strategy for 2017-50 and Implementation Plan for 2017-20 are currently in development. These will set out in detail the steps required to become a zero carbon, climate resilient city. Headline steps have been developed and these include:-

LIVING IN MANCHESTER

- Homes will be highly energy efficient with low energy bills and will be powered by clean energy.
- Neighbourhoods will have well-maintained green spaces providing spaces to relax, play and socialise.
- Homes will be protected from flooding.

WORKING IN MANCHESTER

- Increasing numbers of secure, well-paid jobs for home-grown talent and workers from overseas will be available in Manchester's low carbon and environmental goods and services sector, which will continue to grow year on year.

INNOVATING, INVESTING AND GROWING

- Manchester will be recognised as an exemplar for its zero carbon, climate resilient developments.
- Investors will be drawn to Manchester for its ecosystem of forward-looking public and private sector partners, collectively looking for the next climate change investment opportunity.

VISITING MANCHESTER

- Low carbon architecture and high quality green spaces will combine with arts, culture and sporting attractions to draw visitors from around the UK and beyond.
- Visitors will be able to use Manchester as their base for moving easily around the UK and Europe by high-speed rail and air travel.

5.83 St Michael's will play its part in contributing to Manchester meeting its ambitious zero carbon objectives. The proposed development will be constructed using modern, thermally efficient materials and is designed so as to limit its carbon output and thus impact on climate change. It is sustainably located to limit the need for travel by private car and instead will be able to make excellent use of sustainable modes of transport. In achieving the Manchester's climate goals it is essential that development proposals play their part to reduce their impact. Further information is provided in Section 6 below.

MANCHESTER CLIMATE CHANGE FRAMEWORK 2020-25

5.84 The Manchester Climate Change Framework 2020-25 is the city's high-level strategy for tackling climate change. It sets out how Manchester will 'play its full part in limiting the impacts of climate change', a commitment in the Our Manchester Strategy 2016-25. It has been produced by the Manchester Climate Change Partnership and Agency and sets out its aim, which is that 'Manchester will play its full part in limiting

the impacts of climate change and create a healthy, green, socially just city where everyone can thrive'. The objectives and targets in the plan are as follows:

- Staying within carbon budgets - based on recommendations by the Tyndall Centre for Climate Change Research in 2020
- Climate adaptation and resilience
- Health and wellbeing
- Inclusive, zero carbon and climate resilient economy

5.85 Seven areas for action to meet the objectives and targets have been identified, these are:

- Buildings (existing and new)
- Renewable energy
- Transport and flying
- Food
- The things we buy and throw away
- Green infrastructure and nature-based solutions
- Supporting and enabling residents and organisations to act

5.86 St Michael's will play its part in contributing to Manchester meeting its ambitious climate change objectives. The proposed development will be constructed using modern, thermally efficient materials, to utilise renewable energy and is designed so as to limit its carbon output and thus impact on climate change.

STRATEGIC PLAN FOR MANCHESTER CITY CENTRE (2015-2018)

5.87 This plan recognises that Manchester and its city centre are competing internationally. It presents a vision for the city centre and sets out the strategic actions required to work towards its attainment over the period to 2018. The document embodies the City Council's latest thinking on the role of the City and is of importance therefore.

5.88 The priorities and contribution of the St Michael's site to achieving these aims is set out within the 'Central Business District' section of the plan. This states that St. Michael's provides an opportunity to make an important contribution to supporting the conference quarter, adding to the offer of high quality hotels which are needed for

Manchester Central to continue its drive to attract high end conferences and international business associations. In addition, it has the potential to play a key role in linking and integrating Spinningfields with the Civic Quarter, allowing for continuous high quality accommodation and public realm across this stretch of the city centre.

5.89 The key priorities for the Central Business District include:-

- Encouraging the supply of more Grade A floor space, particularly through supporting the delivery of commercial developments around the Civic Quarter.
- Implementing a strategy to continue to attract major conferences to Manchester Central.
- Delivery of the redevelopment outlined within the Strategic Regeneration Framework for Jackson's Row/ St Michael's.
- Deliver the Peterloo Memorial within the Civic Quarter prior to the 200th anniversary of the event (in 2019).

MANCHESTER RESIDENTIAL QUALITY GUIDANCE (2016)

5.90 This document sets out design standards to provide a clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It outlines the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester, without being prescriptive. It is interim Guidance within the context of the existing Core Strategy. The Council will be reviewing the Core Strategy over the next few years and intend for the Residential Design Quality Guidance to be referred to within the future design policy.

5.91 The document separates design into nine chapters, all entitled 'Make It' followed by their subject. These are:

1. Manchester: Understanding the character and qualities of the various parts of the city;
2. Bring People Together: Encourage a sense of community and neighbourliness;
3. Animate Street and Spaces: The interrelationship between buildings, streets and spaces in making a place feel safer and inviting;

4. Easy to Get Around: Ensuring that development is accessible, well-connected and easy to get around;
5. Work with The Landscape: Enhancing and improving the connection with landscape and nature;
6. Practical: Dealing with the clutter of life;
7. Future Proof: Anticipate the impacts and effects of climate change that can make residential design more efficient;
8. Homes: Providing sufficient space, natural light and storage to allow people to settle down and flourish;
9. Happen: Ensuring that proposals are delivered as designed, well-constructed and sustainably built.

5.92 The guidance is based on a principle of 'Comply or Justify'. In this respect, deviation from the compliance elements set out within the document must provide robust and evidence-based justification.

5.93 The table in Appendix A to this statement sets out the key points, key actions and what is expected of applicants for each section of the document. And explains how the proposed development responds to these.

GUIDE TO DEVELOPMENT IN MANCHESTER SUPPLEMENTARY PLANNING DOCUMENT AND PLANNING GUIDANCE (2007)

5.94 The Guide to Development SPD is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve.

5.95 Part 1 of the SPD refers to design principles and standards such as in relation to high quality developments that are safe, secure and accessible to all.

5.96 Firstly, building height should be carefully considered. It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. The scheme's response to this is covered in the Tall Building's section below (Section 6).

5.97 The SPD states that proposals should seek to ensure that the uses of buildings reflect their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity. The uses proposed within the St Michael's development are highly appropriate to their location, the development will create a strong sense of place and strengthen Manchester's identity and the development is located in a highly sustainable location.

5.98 The document goes on to state that developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The Revised Design and Access Statement explains how the proposed buildings have been designed with current and future flexibility in mind.

5.99 The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, which identifies the philosophy and approach to inclusive design. An Access Statement is provided as an appendix to the Design and Access Statement.

5.100 In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship. Designing out crime is considered below and in the Revised Design and Access Statement.

5.101 Further detailed assessment of the SPD is contained in Appendix A.

PROVIDING FOR HOUSING CHOICE SPD (2007)

5.102 This document provides planning guidance in relation to the mix of new housing provision required in Manchester. The SPD highlights that a core driver of success will be the creation of "Neighbourhoods of Choice" with truly sustainable communities where people choose to live because of the quality of life on offer. Through the creation of neighbourhoods of choice, the City will succeed in delivering the household growth needed to underpin the City Region's economic growth potential. This will require an integrated and planned approach that can ensure that there are quality public services in the right location, along with quality local amenities, a choice of housing, a quality local environment and low levels of crime and disorder.

One of the central themes in the 'Neighbourhoods of Choice' vision is that there will be wide choice of housing, including across tenures; with higher levels of home ownership than currently exist and higher overall property values. The needs of existing residents should also be met.

5.103 The apartments proposed as part of the St Michael's development will provide premium-quality, market housing to meet an identified gap in the market for housing of the highest quality within the city centre. Such housing will appeal to professional workers and company executives, thereby diversifying housing choice and assisting in encouraging new service-sector companies to Manchester to fuel its growth. The Regeneration Statement provides evidence of the gap which exists in the market at present and identifies how the apartments proposed respond to this.

JACKSON'S ROW STRATEGIC DEVELOPMENT FRAMEWORK (2015)

5.104 As described in Section 2 of this report, the Jackson's Row Strategic Regeneration Framework is also a material consideration in the determination of this planning application and the scheme fully complies with the stated objectives set out in the document.

DEVELOPMENT PLAN

5.105 As outlined earlier, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. For development management decisions, the development plan for Manchester currently comprises the Core Strategy and saved policies of the Manchester Unitary Development Plan.

MANCHESTER CORE STRATEGY (2012)

5.106 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

5.107 The Core Strategy identifies a series of Regeneration Areas which cover the whole city centre. The application site is located within the Central Business District. The strategy states that the city centre has undergone significant change over the last 15 years with the rise of city centre living and the majority of new jobs in the city having been created there. The work carried out in Piccadilly, Spinningfields, the commercial core, around Manchester Central, the Northern Quarter and Castlefield are all good examples of this. The Strategy continues that the city centre is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

5.108 The Strategy however recognises that much remains to be done if the city centre is to remain competitive and that it will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the city region and as such is crucial to its longer term economic success. Given this, it is essential for the city centre to continue to meet occupier requirements in terms of office provision including flexible office space.

5.109 The strategy identifies three challenges, all of which are relevant to the application proposals. These are:-

- Provision of sites for economic development;
- Improving area as residential location; and
- Improving quality and access to open space.

5.110 The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein. Those which are of relevance to the St Michael's development proposals are as follows:

- **SO1 Spatial Principles** – This seeks to provide a framework within which the sustainable development of the City can contribute to halting climate change.

- **SO2 Economy** - This supports a significant further improvement of the City's economic performance and the spread of the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

- **SO3. Housing -** This supports the provision for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

- **S05 Transport** – This seeks to improve the physical connectivity of the City, through sustainable transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation.

- **S06 Environment** – This seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

5.111 Having regard to the above, the following Core Strategy policies are considered relevant to this application:

Policy **SP1:**	Spatial Principles
Policy **EC1:**	Employment and Economic Growth in Manchester
Policy **EC3**:	The Regional Centre
Policy **CC1**:	Primary Economic Development Focus: City Centre and Fringe
Policy **CC2:**	Retail
Policy **CC3:**	Housing
Policy **CC4:**	Visitors – Tourism, Culture and Leisure
Policy **CC5:**	Transport
Policy **CC6**:	City Centre High Density Development
Policy **CC7**:	Mixed Use Development
Policy **CC8**:	Change and Renewal
Policy **CC9:**	Design and Heritage
Policy **CC10:**	A Place for Everyone
Policy **H1:**	Overall Housing Provision
Policy **H8:**	Affordable Housing
Policy **C1:**	Centre Hierarchy
Policy **T2:**	Accessible Areas of Opportunity and Need

Policy **EN1:** Design Principles and Strategic Character Areas

Policy **EN2;** Tall Buildings

Policy **EN3:** Heritage

Policy **EN4:** Reducing COS Emissions by Enabling Low and Zero Carbon Development

Policy **EN6:** Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

Policy **EN8**: Adaptation to Climate Change

Policy **EN19**: Waste

Policy **DM1:** Development Management

5.112 A full response to these policies is set out in Appendix A. The key themes of the policies are outlined below.

- The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- New development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.
- Places should be well designed to create or enhance character.
- Development should make a positive contribution to the health, safety and wellbeing of residents.
- The City Centre will see the most intensive development of housing out of the plan area.
- The city centre will be the focus for culture and leisure provision in the city region, supporting new hotel development that contributes to the quality of the city centre hotel offer.
- Development in the city centre will generally be high-density and mixed-use; it is a location where land should be used to maximise its efficiency and the appropriate scale, massing and height of development in the city centre will significantly exceed what is appropriate elsewhere in the city.
- Large scale redevelopments are welcomed as they can make significant contributions to the city centre's employment and retail growth contributions, as well as improving the accessibility and legibility of the city.
- Development should preserve or enhance heritage assets. The Council will support high density and mixed use development in the City Centre, but

developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.

- The City Centre will develop as a location which appeals to a wide range of residents and visitors.
- Opportunities for good design to enhance the overall image of the City should be fully realised.
- High rise buildings will be supported where it can be demonstrated that they are of excellent design quality that complement the City's key existing building assets and make a positive contribution to its skyline and approach views; are appropriately located; contribute positively to sustainability; contribute positively to place making; and will bring significant regeneration benefits.
- The micro-climate impact of proposed tall buildings should be modelled. Tall buildings should be viable and deliverable and include appropriate measures to create an attractive, pedestrian-friendly local environment.
- Development should complement and take advantage of the distinct historic and heritage features of districts and neighbourhoods, including those of the city centre.
- All new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

MANCHESTER UNITARY DEVELOPMENT PLAN (1995)

5.113 The Manchester Unitary Development Plan (UDP) was adopted in 1995 and some policies remain extant notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The saved policies most relevant to this proposal, DC7 New Housing Development and DC26 Development and Noise, are responded to in full in Appendix A.

5.114 Sections 6 and 7 below consider the application proposals in themes against this policy context.

6. TALL BUILDING STATEMENT

6.1 The application proposes a tower of 42 storeys. This is a tall building within the local context and therefore it is necessary to assess the development against policies and guidance specifically aimed at tall buildings. The most important of these is adopted Core Strategy Policy EN2 and also the most recent Historic England Advice Note 'Tall buildings – Advice Note 4' (March 2022). This latter document replaced the previous 2015 document upon which the original application was assessed.

6.2 The Historic England Advice Note recognises the contribution that tall buildings can make to the skylines, image, character and identity of places. Further, Core Strategy Policy EN2 recognises the contribution that tall buildings can make to sustainability and regeneration. However, tall buildings which are not in the right place or well designed, by virtue of their size and widespread visibility, can also seriously harm the qualities that people value about a place.

6.3 The Guide to Development in Manchester SPD is also relevant to tall building proposals. This states that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

6.4 The following sections consider the proposals against the structure of assessment set out in the Historic England document; a full response to Core Strategy Policy EN2 is provided in Appendix A.

CONSULTATION

6.5 The Guidance advises that, in accordance with the NPPF, it's good practice to discuss proposals with the local planning authority (LPA) and other relevant parties, such as Historic England, prior to a planning application being submitted.

6.6 The approved scheme was subject to extensive consultation with senior officers of the City Council and senior officers of Historic England prior to its submission and such dialogue resulted in the scheme being amended and the application revised in order to respond to comments received. Further details are provided within the Design and Access Statement, Statements of Consultation, within the conclusions of the Heritage Impact Statement and also Chapters 8 and 9 of the Environmental Statement.

6.7 Early written advice was provided by Historic England (HE) (dated 23rd May 2016). This advice identified a 'high level' of heritage harm would derive from the proposals and recommended further design work take place. At that time the design team integrated changes to address comments made as far as possible.

6.8 HE provided further comments as part of the application's statutory consultation process following submission of the planning application. The comments from HE at that time included a shift in position and hardened objection to the proposals, which included identifying that it considered 'substantial harm' (under the NPPF definition) would occur as a result of the development upon key listed buildings and on the conservation area.

6.9 Through further dialogue with HE it became clear that there were three main aspects about the development proposals which needed to be addressed, these were:-

1) The retention of the Abercromby public house,
2) The retention of the Portland stone building of the former police station, and
3) Ensuring that the development did not protrude above the roofline of the Central Library when viewed from key positions in St Peter's Square.

6.10 The statutory consultation process also attracted a high volume of comments from members of the public and other interested parties, the majority of which objected to the scheme. The applicant was advised by Manchester City Council that the objections focussed on three key themes, as follows:-

1) In the context of the need to overcome the high level of heritage harm, some considered that the public benefits of the project had been overstated. For example, it was considered that the synagogue would only benefit a small section of the community; the open space would not be truly 'public' space; a five star hotel, office and residential uses could be provided on other sites in the city;
2) The principle of the development was considered by some to be ill-conceived – inward facing and not successfully responding to existing streets and context; and
3) Some considered that the architecture was not of sufficiently high quality.

6.11 These comments formed the leading principles behind the previous revisions to the scheme (a response regarding the extent of the public benefits can be found in Section 4 above).

6.12 From the outset, consultation with HE assisted in the identification of the 'zone of visual influence' of the proposals. Work was then undertaken in order to understand the character of the areas that may be affected by the proposals, the identification of affected individual heritage assets and an appreciation as to their significance was gained. From this deep understanding of context, the scheme evolved so as to minimise its impact on heritage assets whilst ensuring that the proposals would meet other key development criteria and would deliver a wide range of far reaching public benefits as set out in Section 4 of this statement.

6.13 The Design and Access Statement and the Regeneration Statement explain the sound reasoning as to why the St Michael's development needs to include the uses and quantum of floorspace proposed. This is summarised in Section 4 above. From that starting point, the key considerations were to minimise the negative impacts of development, and to maximise the benefits. The design team explored various massing, layout and scale options, assessing each of those against a range of considerations. The outcome of that exercise was that taller buildings had smaller impacts when compared to a 'ground-scraper', or a lower building with a larger footprint (please refer to the 'Developing the Opportunities' section of the Design and Access Statement).

6.14 The Design and Access Statement explains that the originally proposed two tower scheme, whilst causing relatively small impacts when viewed square on to the narrow elevation of the towers, from some views resulted in much larger impacts as the two towers appeared as one large tower.

6.15 Through further option testing, appraisal and design work, it was decided that the massing arrangement which would have least impact would be a single tower on top of a podium, together with a mid-rise block development. Given that conclusion the project team undertook more refined and detailed assessments, as well as consultations, to consider the impacts and appropriateness of the revised design on the application site. This process led to refinements to the design and ultimately to the belief that the scheme as approved minimises negative impacts as far as possible whilst delivering maximum benefits to the city and wider public.

6.16 The Design and Access Statement fully documents the scheme's context and describes the evolution of the scheme. Together with the Townscape and Visual Impact Assessment, Heritage Significance and Impact Statements and the relevant chapters within the Environmental Statement, it demonstrates how the development impacts on key views, the townscape and heritage assets and demonstrates how impacts have been considered, assessed and responded to.

6.17 During the pre-application process, as well as holding numerous meetings with the City Council and Historic England, the design team presented the proposals to the Places Matter! Design review panel for critical review. The panel were impressed by the principles behind the proposals, commenting that it was fantastic to see such ambition, and were supportive of the scheme. During the presentation, held in July 2016, the design team explained the principles of the design and responded to questioning by the panel. The feedback from the panel was very supportive, with its report stating:

> *"Places Matter! is pleased to have been asked to review this very important proposal for Manchester. It is not often that such a substantial site becomes available in such a prominent location in a city centre. The area has offered far too little to the vitality of the city for far too long. It would appear from the presentation that it is now possible to make changes in abundance creating a new 5-star destination bringing and adding value to the city core and contributing to a step change that could resonate across the city."*

6.18 The Panel made detailed comments and suggestions for the design team to consider. The original scheme went some way to addressing such comments, however the revised scheme is much more successful in responding to the comments raised, specifically in relation to increasing active frontages and increasing permeability through the site.

6.19 During the evolution of the scheme prior to planning consent being granted, the project team worked closely with Historic England to ensure that its concerns were being addressed and to benefit from additional design review.

6.20 The team have also consulted with Historic England in relation to the proposed Section 73 amendments. A meeting with Historic England was held on 14th August

2019 and the result of that meeting was that Historic England raised no concern regarding the proposed amendments.

6.21 Given that tall buildings can have an impact on flight paths to airports and heliports, pre-application consultation also took place with Manchester Airport and the Civil Aviation Authority (CAA). The CAA provided guidance in respect of lighting and requested further information for the use of site cranes during the construction phase but raised no objection to the proposals. Manchester Airport did not respond, nor at the statutory consultation stage.

APPLICATION REQUIREMENTS

6.22 The Tall Buildings Guidance sets out a check list of information which is likely to be required to support a tall building application in order that its impact can be properly considered. This includes:-

- Heritage Significance Statement,
- Heritage Impact Assessment,
- Townscape and Visual Impact Assessment,
- Planning and Tall Building Statement,
- Design and Access Statement,
- Environmental Impact Assessment, and
- Accurate Technical Drawings.

6.23 Historic England's Good Practice Advice in Planning Note 2 provides advice on 'Managing Significance in Decision Taking' which is of relevance to LPAs when deciding applications. The Tall building's Guidance states that many of the heritage implications that arise with proposals for tall buildings are the same as for other applications but that in addition tall building proposals frequently raise the following issues:

- Location and height parameters;
- Context and local character;
- High quality design;
- Significance and risk of harm to the significance of the heritage asset; and
- Cumulative impacts.

6.24 In terms of detailed design criteria, the original and previous amended applications were assessed against criteria listed in the 2015 Guidance which advised that delivering architectural quality involves a consideration, amongst other things, of the building's:

- Scale
- Form and massing
- Proportion and silhouette
- Facing materials
- Detailed surface design
- Relationship to other structures
- Impact on streetscape and near views
- Impact on cityscape and distant views
- Impact on the skyline

6.25 and that proposals for tall buildings should have a positive relationship with:-

- Topography
- Character of place
- Heritage assets, particularly World Heritage Sites, and their settings
- Height and scale of development (immediate, intermediate and town- or city-wide)
- Urban grain and streetscape
- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact on the skyline

6.26 Such criteria, or a variation of them, are not reproduced in the 2022 Guidance. However, given that the scheme was assessed against the criteria originally, the sections below will continue to assess the scheme against these considerations.

6.27 Given the likely impact of a tall building on a wide area, the 2015 Guidance states that it is important that social and environmental effects are assessed. Consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.

6.28 Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.

6.29 The application documentation addresses all of these information requirements which are located within four key documents; namely the Revised Design and Access Statement, the Environmental Statement, the Heritage Significance Statement and the Revised Heritage Impact Statement.

6.30 Together, these documents demonstrate how the proposals satisfy the assessment criteria for tall buildings, as required by the Guidance; a summary response is provided in the next sub-section.

6.31 In accordance with the Guidance, the Environmental Statement (ES) addresses matters in respect of both the proposed development and its cumulative impact, including accurate and realistic representations of the proposal; consideration of the character of surrounding areas and the settings of heritage assets; consideration of impact on significant views; consideration of impact on townscape and public realm; and other relevant environmental issues, particularly sustainability and environmental performance, e.g. the street level wind environment.

RESPONSE TO ASSESSMENT CRITERIA

6.32 This sub-section summarises the assessment of the development against the key considerations for evaluating the acceptability of tall buildings as set out in the 2015 Historic England Guidance.

ASSESSMENT OF CONTEXT

6.33 The Design and Access Statement and Environmental Statement set out the development context, which describe how the site is strategically located in the

heart of the city centre and forms a valuable missing link between the Civic Quarter, CBD and Spinningfields.

6.34 The site is located within an area between John Dalton Street and Peter Street which is characterised by poor permeability and movement. Land uses in the area are predominantly offices, interspersed with several assembly, pubs/bars and leisure uses. As the site and its surrounding area lacks a sense of place, it discourages multi-use trips and footfall.

6.35 The site is located within the Deansgate/ Peter Street Conservation Area but contains no nationally listed buildings, although all three buildings on site are recognised as non-designated heritage assets which contribute to the heritage and character of the Conservation Area, a designated heritage asset.

6.36 There are 72 listed buildings and nine conservation areas within 250m radius of the site although not all will be impacted by the proposed development. The listed buildings include the Grade I Town Hall, Grade II* Town Hall Extension, Grade II* Central Library and Grade I St Ann's Church. There are no World Heritage Sites or Scheduled Ancient Monuments within the immediate vicinity.

6.37 The site is located within an area of mixed townscape which includes the Deansgate/ Peter's Street Conservation Area, the Albert Square Conservation Area, and the St Peter's Square Conservation Area. Most of the buildings in the immediate vicinity are up to six storeys in height, however slightly further afield some building heights are nine storeys and above, such buildings include the Town Hall, Town Hall extension, Television House, Great Northern Tower and No. 1 Spinningfields Square.

HERITAGE ASSESSMENT

6.38 The Heritage Significance Statement, Heritage Impact Statement and Environmental Statement Volume 1 Chapter 9 appraise the heritage significance of identified heritage assets and views and the potential visual impact of the proposals on the individual assets identified and the view as a whole. The viewpoints assessed within the original planning application were agreed with Historic England. In total 31 static views were assessed, as well as 2 kinetic tracks. The majority of these views will not be significantly affected by the proposed changes submitted under this Section 73

application, and therefore only four views have been updated. These are views 13, 15, 23 and 27.

6.39 The kinetic tracks represent a pioneering approach to visual impact assessment. These tracks provide a dynamic experience along key localised routes and approaches to the application site though adjacent Conservation Areas. They represent a realistic view of how a pedestrian would experience the proposed development in the context of a tight-knit, dynamic and constantly changing city centre. The tracks, as with the static views, were selected and compiled following a rigorous methodology. The views are located in Appendix 8.5 of the Environmental Statement. For ease of reference, the views comprise:-

- Viewpoint 1: View from Regent Road Bridge looking north-east;
- Viewpoint 2: View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre;
- Viewpoint 3: View from Cathedral Gardens looking south;
- Viewpoint 4: View facing south-west from the corner of High Street and Copperas Street;
- Viewpoint 5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street;
- Viewpoint 6: View facing along Fairfield Street from the corner of South Pump Street;
- Viewpoint 7: View facing north-west from the corner of Oxford Street and Whitworth Street;
- Viewpoint 8: View facing north across Whitworth Street from the arches of First Street;
- Viewpoint 9: View facing north-east along Chester Road from the corner of Angela Street;
- Viewpoint 10: View facing north-east from Bridgewater Canal Tow Path;
- Viewpoint 11: View facing south-east from the bridge along Bridge Street;
- Viewpoint 12: View facing north from the platform of Deansgate/ Castlefield Tram Stop;
- Viewpoint 13: View east along Jackson's Row from its junction with Deansgate;
- Viewpoint 14: View west along Jackson's Row from its junction with Southmill Street;
- Viewpoint 15: View east along Bootle Street from its junction with Deansgate;

- Viewpoint 16: View west along Bootle Street from its junction with Southmill Street;
- Viewpoint 17: View north-east from the corner of Deansgate and Quay Street;
- Viewpoint 18: View north-east from Byrom Street;
- Viewpoint 19: View facing north along Deansgate from the corner of Tonman Street;
- Viewpoint 20: View north-west across Lower Mosley Street from the centre of Barbirolli Square;
- Viewpoint 21: View facing west along Central Street from the entrance to Library Walk;
- Viewpoint 22: View west from the centre of Library Walk;
- Viewpoint 23: View west across St. Peters Square from the northern corner of 1 St. Peter's Square;
- Viewpoint 24: View south-west along Deansgate from the junction with Wood Street;
- Viewpoint 25: View south from the centre of New Cathedral Street;
- Viewpoint 26: View north-east from the junction of Liverpool Road and Stone Street;
- Viewpoint 27: View facing south-west across Albert Square;
- Viewpoint 28: View from Oxford Street facing north-west, before the junction with Lower Mosley Street;
- Viewpoint 29: View facing west from the junction of Princess Street and Mosley Street;
- Viewpoint 30: View from Cross Street facing south, opposite junction with King Street South;
- Viewpoint 31: View from Deansgate facing north, at the junction with Camp Street;
- Track 1: Kinetic track from Princess Street, traveling north-west before turning west into St. Peters Square; and
- Track 2: Kinetic track north-west along Princess Street and turning along the western edge of Albert Square at its northern corner.

6.40 Given the complexity of updating the kinetic tracks and the negligible impact on the track of the changes proposed under this Section 73 application, the kinetic tracks have not been updated for this application. Static View 27 has been updated and this is a single still from kinetic Track 2.

6.41 The Heritage Impact Statement describes the views containing heritage assets in detail, before providing an assessment of their baseline value and then the impact of the proposed development within the view. Full consideration of the cumulative impact of the proposals with other committed developments is also provided. The views are used to assess the impacts of the development on designated heritage assets.

6.42 The Heritage Impact Statement concludes that the proposals will result in one instance of moderate-major adverse impact on the setting of a listed building (Grade I listed Albert Memorial), six instances of moderate impacts (Grade I listed Town Hall, Grade I listed St Ann's Church, Grade II* Town Hall Extension, the Grade II* listed Memorial Hall, Grade II listed former entrance to Deansgate Goods Station, and Grade II listed 235-291 Deansgate), ten instances of minor impacts, 19 instances of negligible impacts and 20 instances of listed buildings in the study area which are unaffected. There will be moderate adverse impacts on the Peter Street/Deansgate, St Ann's and Albert Square conservation areas, and negligible impacts on the St John's and St Peter's Square conservation areas.

6.43 In relation to the greatest impact, which is on the setting of the Grade I Albert Memorial, the Heritage Impact Assessment notes that this will only be experienced from the north-east side of Albert Square, where there is the only direct view across to the subject site. The setting of the Grade I Listed Albert Memorial is best understood and appreciated when experienced from the western side of Albert Square, when seen in conjunction with the Grade I Town Hall, where the settings of each of the heritage assets identified overlap, forming the historic townscape character which is integral to the character and appearance of the Conservation Area.

6.44 These impacts have not changed as a result of the proposed Section 73 amendments. Given that Manchester City Council, in granting planning permission for the approved development in June 2018 and again in June 2020 and October 2021, previously accepted such impacts and considered these to be outweighed by the identified public benefits, which also have not changed, the proposed Section 73 amendments now sought should similarly be acceptable in heritage terms.

6.45 The proposed development will result in the demolition of the synagogue and the rear portions of the former police station. These are considered to be non-designated heritage assets, due to their individual architectural and or historic

interest, but of low heritage significance. The buildings are positive contributors to the character and appearance of the Deansgate/ Peter Street Conservation Area and as such their demolition will adversely impact the character and appearance of the Conservation Area, as identified above. Notwithstanding this, impact on the conservation resulting from demolition has reduced from the scheme first proposed due to the retention of the Sir Ralph Abercromby and the front façade building of the police station. As such the impact of demolition of part of the police station has reduced the overall impact from moderate adverse to minor adverse.

6.46 The Heritage Impact Statement states that it should be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential harm from a development must be balanced against the potential advantages of substantial public benefits that may outweigh any harm (paragraph 201 and 202).

6.47 The Heritage Impact Statement provides information proportionate to the identified heritage assets' importance. The heritage impact assessment demonstrates that in this instance, there is no physical harm to the identified designated heritage assets, the development within their settings is not within their curtilages, and there is no loss or destruction. Overall, it is considered that the proposed development causes a high degree of harm, but this is 'less than substantial harm' to the special interest of the designated heritage assets. The statement consequently recognises the substantial and far-reaching public benefits of the scheme. These benefits are set out in detail in Section 4 of this statement.

6.48 In recognition of the high-quality design, the response to context, the specific heritage benefits as well as, importantly, the substantial public benefits, the Heritage Impact Statement concludes that the proposals fully comply with the national planning policy requirements relating to heritage as established in the NPPF. This conclusion remains unchanged in the context of the proposed Section 73 amendments.

TOWNSCAPE ASSESSMENT

6.49 A full Townscape and Visual Impact Assessment is provided at Chapter 8 of the ES, as well as the related appendices. This has assessed the townscape and visual impacts of the proposed development. The assessment has been carried out with reference

to the Landscape Institute's Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 (GLVIA).

6.50 A three-stage assessment process has been adopted; firstly, the nature of receptors (sensitivity) has been assessed, secondly the nature of the effects (magnitude) likely to result from the proposed development has been assessed. From this the overall significance of the identified effects on receptors has been assessed. A cumulative assessment has thereafter been produced as a freestanding exercise (see below).

6.51 The assessment notes that the proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence development proposals. As a result, mitigation measures form part of the detailed design.

6.52 For the purposes of the Townscape and Visual Impact Assessment, 'Moderately Significant' effects are not considered to be Significant in the meaning of the Town and Country Planning (EIA) Regulations 2011.

6.53 The results of the assessment conclude that there are not predicted to be any residual 'significant'[9] townscape impacts (see Appendix 8.1 of the ES). There are predicted 'moderately significant' beneficial townscape impacts for five of the nine townscape receptors, all of which relate to the operational phase ('townscape character', 'urban grain', 'land use', 'building heights' and 'environmental designations, public realm and public open space'). Only the townscape impact upon heritage designations has been predicted to have a moderately adverse impact for both the construction and operational phases. All other effects are determined to be minor or not significant. These conclusions do not change as a result of the proposed Section 73 amendments.

6.54 Given the scale of the Proposed Scheme, the visual assessment has highlighted a considerable extent of change from the baseline viewpoints. However, of the 31 identified static viewpoints, only one receptor experienced a residual significant effect. This receptor, view 27 (across Albert Square), was considered to experience a Major Adverse effect during the operational stage, due to the dominance of the Proposed Development over the public realm and associated Grade I Listed Albert

[9] Either in GLVIA terms or EIA terms.

Memorial structure. This view has been updated in relation to the proposed Section 73 amendments (See Revisions Statement) and this impact assessment has not changed.

6.55 Six receptors predicted 'moderately significant' adverse residual visual effects. Viewpoint 21, 22, 23, 25 and 29 predicted moderately significant adverse effects during the operational phase. Viewpoint 21, 22, 25 and 27 predicted moderately significant adverse effects during the construction phase. One receptor (View 31), experienced moderately significant beneficial effects. This impact assessment has not changed as a result on the proposed amendments to the approved scheme.

6.56 The two identified kinetic tracks have not been updated for the Section 73 amendments. These were assessed in the November 2017 submission by splitting the track into portions considered to hold the same visual character. These characters were then assessed using the same methodology as the static viewpoints. Within the two kinetic tracks, five individual character assessments were carried out.

6.57 Three kinetic track characters were predicted to experience 'moderately significant' effects. Track 1 Character 2 and Track 1 Character 3 predicted moderately significant adverse effects during the construction and operational phase. Track 2 Character 2 was also anticipated to experience moderately significant adverse effects at construction phase, with moderately significant operational effects predicted to be neutral in nature.

6.58 'Moderately significant' effects, for the purposes of the Townscape and Visual Impact Assessment, were not considered to be 'significant' in the meaning of the Town and Country Planning (EIA) Regulations 2011. This was due to the use of a methodology based upon the GLVIA 3rd edition. Only effects considered to be 'significant' in GLVIA terms were considered significant in EIA terms. No townscape receptors have predicted significant effects. However, in the visual assessment, one static viewpoint experienced a significant residual effect during the operational phase (Viewpoint 27).

6.59 No additional residual significant effects are anticipated from the identified kinetic tracks in response to the proposed Section 73 amendments.

CUMULATIVE DEVELOPMENTS

6.60 The ES fully considered the potential impacts of the proposals along with potential impacts from consented or forthcoming schemes (41 in total) which, when considered cumulatively, could intensify such impacts (ES Volume 1, Chapter 13). Cumulative impacts can result in impacts which although individually may not be significant, can combine to result in significant impacts. In terms of tall buildings, the key cumulative impacts to consider are in relation to townscape, heritage, wind, overshadowing, sunlight, daylight, traffic.

6.61 In summary, the cumulative assessment concludes that there is no alteration in the significance of effect interactions.

6.62 No in-combination effects are considered likely in relation to noise, wind, sunlight, daylight and overshadowing, built heritage or archaeology. Other committed developments in the area are generally too far from the Proposed Development for any common receptors to be assessed. The key exceptions to this are:

- Socio-economics: where combined positive effects in relation to employment may occur as a result of committed developments 3: 11 York Street, 5: Bonded Warehouse Grape Street, 8: Deansgate South and 14 Invicta House during construction and operation of the Proposed Development; and there is a potential for a negative effect in relation to stress on health facilities in relation to 16: Former Bauer Millet Site (as identified in the 2018 approved scheme), though this could be mitigated via a planning condition; and

- Townscape and Visual: where combined negative effects in relation to historical townscape and combined beneficial effects in relation to building heights receptors may occur as a result several committed developments, although no additional impact is identified over that of the 2018 approved scheme.

ARCHITECTURAL QUALITY

6.63 The Design and Access Statement prepared by SOM architects (with extracts from the 2017 Hodder + Partners Design and Access Statement) accompanying the Section 73 application fully explains the architectural and design details, and explains why the proposed development comprises the highest quality design which will be a

highly positive addition to the city both functionally and adding to its skyline and built quality.

6.64 The proposed design is to a very high standard and is very carefully considered against a thorough understanding of the site context, site aspirations, ongoing technical assessment and consultation. The 'world-city' design reflects the ambitions of the City Council for the site to deliver a major new destination in Manchester city centre, to elevate its international status and to deliver premium quality development to accelerate growth and respond to market requirements. The design will set new standards within the city centre and will boost further regeneration in the area.

6.65 As the Design and Access Statement demonstrates, the design retains the existing on-site buildings that contribute the most to the existing townscape and character, whilst demolishing those that do not. Street activation, connectivity, integration with the city's fabric, detail, colour and how people will engage with the development have all been primary considerations. It is considered that the proposals realise the high quality design that is aspired to.

6.66 The curve of the tower façade is a compositional tool used to foreshorten its overall width and to create a façade that does not turn its back on any part of the city. When viewed obliquely, it is designed to curve and fade, presenting a very slender profile to St Ann's Square. The curve also reflects a bold aesthetic. The tower adds a positive contribution to Manchester's skyline.

6.67 The overall mass of the scheme makes contextual links to its surroundings, the podium and office building respond directly to adjacent building heights and engage with users at different levels.

6.68 The proposed bronze anodised aluminium facade material is extremely high quality and durable, and its materiality and tone is congruent with the existing townscape, as well as offering a move away from some of the more uncompromising materials used on other tall buildings in the City. It has been specifically chosen to respond to different lighting conditions adding depth, richness and interest to the facade. The architectural form and expression contrasts with other tall buildings in the city to create a distinctive landmark, befitting its world-class status, and yet will be complementary to the materials and façade colour tones within the city context.

6.69 The tower will display a distinctive silhouette which will form a new landmark on the city skyline; enhancing the city's identity and sense of place. The proposals include a vibrant mix of high-density uses, set within world-class public realm to provide a new destination in the city, to animate and activate local streets and provide new, attractive connections and routes through the city centre.

6.70 It is considered that the proposed amendments to the approved development do not weaken the quality of the original design and indeed would allow function, design and operational improvements to be realised for the benefit of users of St Michael's.

SUSTAINABLE DESIGN AND CONSTRUCTION

6.71 An Environmental Standards Statement (ESS) has been submitted with the planning application. In summary, this identifies that:-

- BREEAM Outstanding for offices is targeted.
- Although there is no longer a national standard for the assessment of sustainability for residential uses, the highest achievable levels of sustainability have been targeted for the proposed residential use, with a bold approach to energy and low carbon design adopted across the scheme.
- The Contractor will follow the Considerate Constructors Scheme to ensure that the site will be managed in an environmentally and socially considerate manner.
- An Energy Strategy has been devised in line with the Core Strategy approach to good energy design, setting out a route to exceeding the sustainable standards set out in Building Regulations.
- A CO2 reduction of 15% or greater against Part L of the Building Regulations will be sought through a combination of improved fabric performance, energy efficient mechanical and electrical servicing; and Low and Zero Carbon (LZC) technologies including water and air source heat recovery comfort cooling systems, and connection to the district heating network.
- Surface water run-off rates will be reduced, beyond good practice, to flows of 50% of pre-demolition discharge rates.
- The development will attenuate the rate and volume of surface water movements off site primarily through the use of attenuation storage built in to the site drainage.

- A water efficient strategy will be established to provide a 25% or greater improvement on typical water consumption (litre/person/day) in line with best practice BREEAM requirements.
- Opportunities to reduce waste at source, promote resource efficiency, and re-use or recycle materials will be identified in order to meet a target of 90% of waste diverted from landfill during the construction phase of the development.
- The provision of dedicated recyclable storage will empower occupant participation in sustainable waste management during use.
- Proposed enhancements to site ecology include the design of the tower and landscaping to incorporate favourable habitat, such as achievable ledges and foraging opportunity in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

CREDIBILITY OF THE DESIGN

6.72 The design of the scheme has been led by architects, Hodder + Partners, with support from an extensive team of other designers and advisors who have a proven track record in creating world-class buildings and places, and whose commission has been to produce a world class quality of architecture for the future of the City. The team has extensive experience in delivering designs of exceptional quality in city centre locations and sensitive settings, including tall buildings.

6.73 Hodder + Partners is an established architectural practice, which has achieved over 40 national awards, including the inaugural RIBA Stirling Prize for architecture. Hodder + Partners deliver imaginative buildings and places for people, and sustainable outcomes for clients and contractors alike.

6.74 The wider project team has influenced the design to ensure that the development, comprising the buildings and the spaces around the buildings, is functional, technically deliverable, and responds to all required standards and criteria. In addition to Hodder + Partners, the project team is as follows;-

- Project manager – Zerum & Artal
- Interior Designer – Bowler James Brindley
- Landscape architect – Planit IE
- Structural engineer – Curtins & Renaissance

- MEP engineer – Hoare Lea & Novo
- Principal Designer – RLB & CDM Services
- Fire consultant – Design Fire Consultants
- Vertical transport – Hoare Lea
- Acoustic consultant – Hoare Lea & Hann Tucker
- Wind analysis – Archaero
- Facade consultant – Wintech & Bryden Wood
- Access consultant – Peter Connell Associates
- Planning consultant – Zerum
- Heritage Consultant - Stephen Levrant Heritage Architecture
- Environmental Impact Assessment - WSP
- Office agents – OBI and Colliers
- Residential agents – Savills and Colliers
- Retail agents – Colliers

6.75 One of the key tests of a credible design is whether the scheme is successful. To be successful the development will need to be a place in which people want to live, work, meet, socialise, stay, worship and relax. To ensure that the scheme delivers the offices, homes, hotel, and leisure facilities that people want, advice has been sought from a number of agents. They have provided advice to the development team in relation to, for example, demand, supply, and occupier requirements and expectations.

6.76 The scheme's architect, Hodder + Partners, are retained as Architects during this detailed design stage and will continue in their role through the construction phase to provide a design guardian role and to ensure that the quality design transfers into the detail of the construction.

CONTRIBUTION TO PUBLIC SPACE AND FACILITIES

6.77 The development seeks to create a new 'place' within the city and in order to achieve that, public space is of paramount importance. Without it, the development would simply comprise of new private buildings within streets and would contribute very little to the city. As such, the amount, design and quality of public space within the proposed development has been the prime focus for the design team through the evolution of the proposals.

6.78 The site provides a fantastic opportunity to establish exciting new publicly accessible spaces close to the adjacent main civic Albert Square. The new street-level square and rooftop gardens to be created will provide vibrant new spaces, animated by restaurants, bars and food kiosks, with further activity being provided by the other immediately surrounding uses including the offices, hotels, synagogue and residential apartments. A programme of events throughout the year will further encourage people from the wider city into the spaces, offering a unique experience within the city. On warm, sunny days, with views out over the city, the south-facing office building rooftop terrace, and south-facing street-level public square, will be fantastic places to meet, socialise and relax.

CONSIDERATION OF THE IMPACT ON THE LOCAL ENVIRONMENT

6.79 The assessment of the potential impacts of the development on the local environment commenced at the outset when the principles of the redevelopment of the application site were being considered as part of the SRF. Such considerations have intensified during the evolution of the application proposals and the environmental impact assessment has been iterative with the scheme being continually developed to minimise any impacts identified. The ES and the ES Addendums reports on the final environmental assessments and set out where further mitigation, if any, is required. The following sections summarise the relevant assessments and conclusions within the ES and the Addendums. As explained in the 2022 preface to the ES Addendum, the changes proposed as part of this Section 73 application will not lead to significantly different effects than those originally identified and therefore the descriptions below remain relevant.

Wind

6.80 Wind assessments were carried out during the evolution of the proposed development prior to the granting of planning consent. Technical models assessed the impact of the approved scheme on surrounding streets as well as within the development's open spaces. The results of the wind assessment indicated that the local wind environment once the approved scheme was built would change, improving in some areas and becoming windier in others. This is due to the position, massing and orientation of the building relative to the wind direction that create localised areas of wind acceleration particularly around corners, narrow areas where wind can channel through and accelerate, and areas where tall elements of the building deflect the wind flow down to ground level.

6.81 Overall, in terms of comfort, the assessment found that the area would remain suitable for the intended uses throughout the year with stronger winds being registered during winter months. In terms of safety, the passage between the proposed development and the adjacent building to the west exceeded safety criteria, however the modelling did not take account of existing gates at either end of this passage which will decrease wind funnelling effects, and therefore wind speeds. There is also no public access to this area.

6.82 The approved development would have a positive effect of improving the modelled unsafe wind conditions at the junction of Deansgate and Quay Street and bringing them within safety criteria.

6.83 As the Proposed Amendments do not significantly alter the overall massing or orientation of the Approved Development, the results of the wind assessment on the Site and its surroundings, provided within the 2017 Environmental Statement, remain accurate.

Sunlight, Daylight & Overshadowing

6.84 Detailed daylight and sunlight assessments were included in the original planning application for the approved scheme. The results of the sunlight and daylight assessments are not anticipated to significantly change as a result of the proposed amendments and therefore these have not been updated.

6.85 The assessments identify a range of impacts from negligible to major negative. The majority of the buildings in the immediate location are not in residential use so the impact on residential amenity will be minimal. Given that the site is currently developed at a low density with parts of the site undeveloped, the comprehensive redevelopment of the site to significantly increase its economic contribution would lead to negative impacts on sunlight and daylight levels in adjacent properties, regardless of the form of development which came forwards (i.e. tall buildings or 'ground-scrapers', lower buildings with larger footprints). Although reductions in sunlight and daylight are not desirable, expectations in city centre locations are lower than elsewhere. When taking its original decision on the planning application, the City Council weighed the impacts on sunlight and daylight levels in adjacent properties against the many benefits of the development and decided to grant consent. The proposed amendments to the scheme should not lead to a different decision in this regard.

6.86 The overshadowing assessment was re-run in relation to the 2019 scheme amendments. However, the conclusions of the overshadowing assessment did not change. This analysis found that the level of impact of the development on Albert Square, Deansgate Square, Lincoln Square, and Great Northern Square would be negligible, and all open spaces would continue to meet the criteria if the proposed development is built. The scheme changes now proposed would similarly not change that conclusion.

6.87 Overshadowing analysis has also been undertaken on the development site, and finds that there are no significant changes to the results identified in 2017.

Night-time appearance

6.88 A detailed lighting scheme for areas within and around the development has not yet been progressed, such as in relation to the public realm. It is expected that this will be conditioned as part of any planning approval. It is not intended that the facades will be subject to feature lighting, however. Any lighting scheme proposed will be assessed as necessary to ensure that no adverse impacts arise. In the interests of aviation safety, red warning lights will be required to be installed on the building in accordance with Civil Aviation Authority guidelines. The tower will be visible at night, but the degree of visibility will depend to an extent on the use of the individual apartments and hotel rooms. When the penthouse apartment lights are on, they will

create a stunning halo effect which will illuminate the crown feature at the top of the tower. At dusk, the tower will form a distinguishable silhouette which will become a striking and key landmark on the city skyline.

Light Pollution

6.89 The Site is currently lit and is likely to be classified as an E4 Environmental Zone ('i.e. an area of high district brightness') due to its location within Manchester City Centre with high levels of night-time activity. Sources of existing lighting include street lighting on the roads along the Site boundary, bulkheads fixed on the Bootle Street side of Greater Manchester Police Station building and fugitive light spill from the surrounding buildings. The surrounding road network is therefore already lit by inconsistent levels of lighting.

6.90 Potential sensitive receptors to light spill and glare include residential properties and users of the local road and footpaths surrounding the Site. The key receptors are residents in close proximity to the Site which have windows directly facing the Site and which may be subject to an increase in light that may be termed a statutory nuisance. Residents in the immediate vicinity of the Site are limited to one property above the Old Nag's Head pub on Jackson's Row.

6.91 During the construction phase, floodlighting / security and health lighting installations associated with on-going working areas, where equipment is stored and safety hazards may be present. However, a Construction Environmental Management Plan (CEMP) will be prepared and agreed with MCC prior to the commencement of eacjh phase of works; such document has already been approved in relation to Phase 2. As part of the CEMP, the detailed measures will be implemented to minimise light spill and glare to nearby sensitive receptors. It is assumed that operational lighting installations will be designed to relevant British Standards (including BS 5489- 1: 2013 'Code of practice for the design of road lighting: Lighting of roads and public amenity areas') and will take account of the ILP 'Guidance Notes for the Reduction of Obtrusive Light'. Any illuminated signs would be designed to meet the ILP 'PLG05 'The Brightness of Illuminated Advertisements'. As such, any increase in light spill and glare is unlikely to be significant.

6.92 It is considered that any new lighting installations will be operational prior to occupation of future residential properties and therefore it is not anticipated that future residential receptors will experience a change from baseline conditions.

6.93 During operation, the potential for light spill and glare will be limited to one residential receptor on Jackson's Row. It is expected that the operational lighting installations associated with the Proposed Scheme will be designed to best practice guidance, including British Standard (BS) 5489-1:2013. It is therefore considered that upward light will be limited and new lighting will provide a more consistent level of lighting improving a sense of security. Additionally, any new lighting will be designed to ensure that the source of lighting is not facing or adjacent to a residential window.

6.94 Based on the evidence to date, effects relating to nuisance from lighting are considered insignificant, including in the proposed amendments to the scheme.

Vehicle Movements

6.95 The Transport Statement includes a detailed note explaining the robust methodology for calculating the modelled number of vehicular movements generated by the development proposals. The Transport Statement includes an assessment of the capacity of nearby junctions and demonstrates that they can continue to operate well within capacity with the additional scheme traffic on the local highway network. As is standard practice, servicing trips will be managed to occur outside the peak hours and therefore have not been included within this part of the assessment. These levels of trip generation are not considered significant and therefore the proposed development is acceptable in relation to vehicle movements.

Television Reception

6.96 A television reception survey was undertaken by GTech Surveys in relation to the originally approved development. This concluded that no interference will occur for the reception of terrestrial digital television services (Freeview) during construction or with the development in place, as there are no viewers located in any areas where signal interference could occur.

6.97 The use of tower cranes and the Proposed Development itself is likely to cause disruption to the reception of digital satellite television services for users located to the northwest of the site, within 324m from the site's northwestern corner. In this location,

the tower cranes and buildings could obscure the satellite dishes' views of the southern skies, resulting in interference. If interference does occur, mitigation would be required, after which viewers' services, or an alternative service, would be restored.

6.98 The proposed amendments will not lead to significantly different results. In any event, a planning condition is attached to the original planning permission which protects residents in case interference does occur.

Amenity

6.99 There is no specific assessment of amenity, as amenity comprises a range of considerations including sunlight, daylight, noise, vibration, artificial lighting, air quality and odour. Reporting of such assessments will not be repeated here as they have been assessed and described elsewhere within this report as well as the ES. In summary however, a range of impacts are reported, the most significant of which relate to sunlight and daylight. With the exception of sunlight and daylight which is difficult to mitigate, impacts can be mitigated and all impacts have been reduced as far as possible.

Pedestrian Experience

6.100 As with amenity, the pedestrian experience depends on a range of considerations including wind, overshadowing, accessibility, interest, sense of place and security. These considerations have also been described elsewhere. In summary the development responds positively to all of these factors. The microclimate is acceptable and suitable for its intended use and other aspects of the pedestrian experience will be significantly improved than the site at present. Further, in terms of wind, the development will have a substantial beneficial impact in relation to a location on Peter Street which at present has been modelled to suffer from 'unsafe' wind conditions. With the development in place, the wind conditions in this location will be made 'safe'.

PROVISION OF A WELL-DESIGNED INCLUSIVE ENVIRONMENT

6.101 An Access Statement has been prepared and is located in the appendix of the Design and Access Statement. This describes both access and egress to and around

the site as well as within the buildings. It concludes that the development aims to maintain and improve accessibility throughout the site and the surrounding landscape and that the development provides inclusive access; taking into account relevant policy, regulations and good practice. This statement has not been updated for the proposed amendments as the principles remain unaltered. Further access assessment and consultation will be required as the design continues to progress and this will further consider the use of colours, lighting, markings, sizes, surface finishes and handrails.

CONSIDERATION OF TALL BUILDING PROPOSALS

6.102 The 2015 Historic England Guidance advises that it is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction, through the use of conditions and reserved matters. In the case of the proposals, the quality of the design will be continued into the construction as Hodder + Partners Architects will continue to be the lead architect for the project. Further, the applicant will also build the development and the intention is that the ownership interest will initially be retained by the applicant. As such, the applicant's priority is to ensure that the aspirational vision for a genuine high quality development becomes a reality.

6.103 This is important in relation to the proposed amendments to the scheme as it is considered that the proposed amendments do not weaken or reduce the quality of the design. Further, the proposed amendments represent functional and design improvements.

6.104 The 2015 Tall Building Guidance advises that when considering any proposal that has an adverse impact on a designated heritage asset through development within its setting, 'great weight should be given to the asset's conservation', with any harm requiring a 'clear and convincing justification' (NPPF July 2021 states similar at paragraphs 199-200). It goes on to state that in assessing this justification, and in weighing any public benefits offered by a tall building proposal, local planning authorities will need to pay particular regard to the policies in the NPPF that state that economic, social and environmental gains are to be sought jointly and simultaneously in order to deliver positive improvements in the quality of the built, natural and historic environment (now paragraphs 7 and 8).

6.105 The scheme's overall assessment against heritage policies, and the detail of the substantial and far-reaching social, economic and environmental benefits of the scheme are set out in the concluding chapter of this report. The assessment concludes that the harm caused is outweighed by the public benefits of the proposals. This balance does not change as a result of the proposed amendments.

6.106 The guidance goes on to state that in considering and justifying tall building proposals, an examination of alternative designs or schemes that might be more sustainable because they can deliver public benefits alongside positive improvement in the local environment may be appropriate. The design team has worked hard to bring forward a scheme which maximises the opportunity available and which maximises wider public benefits whilst minimising impacts, including heritage harm, as far as possible. The Design and Access Statement provides a summary of the numerous alternative designs and iterations which have been considered, with further information set out in the Demolition Justification Statement.

6.107 This section, and the detailed development plan policy responses in Appendix A, have provided a detailed assessment of the development against the specific considerations relating to tall building proposals. In summary it is concluded that the development accords with Tall Building policy. The proposed amendments do not change this conclusion.

7. ASSESSMENT OF THE PROPOSED DEVELOPMENT

7.1 Having described the proposed development, identified the relevant policy background, and assessed the proposals against key tall building development considerations (heritage, townscape, design, sustainability, public space, amenity and local environment), this chapter responds to the remaining issues that are considered relevant in the context of this application. These are:

- principle of demolition;
- principle of development;
- residential design standards;
- affordable housing;
- access, parking, servicing & transportation;
- environmental considerations (including flood risk and drainage, ground conditions and water quality, waste, ecology, noise and vibration, and air quality);
- archaeology;
- reducing the potential for crime; and
- operational management and maintenance.

PRINCIPLE OF DEMOLITION

7.2 The Demolition Justification Statement submitted in support of the original planning application, and resubmitted with this Section 73 application for completeness, sets out in detail the justification for the demolition of the synagogue and the rear portions of the former police station. These are non-designed heritage assets, considered to be of low heritage significance. The Statement, together with the Design and Access Statement, explain the various options considered prior to taking the decision to propose demolition.

7.3 The two buildings are positive contributors to the character and appearance of the Deansgate/ Peter Street Conservation Area, and also the adjacent Albert Square and St Peter's Square Conservation Areas. However, the buildings have very serious shortcomings and the contribution made to the wider City is therefore necessarily limited. The Conservation Area designations provide the basis for policies designed to preserve or enhance the special interest within the Conservation Areas, this includes

the Conservation Areas' setting, and views into and out of them. There are also statutorily listed buildings in the vicinity. As such, demolition would affect the heritage value of the buildings to be demolished, and also potentially affect the identified Conservation Areas and the setting of the Listed Buildings within the locality.

7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.5 Similarly, the desirability of protecting the setting of listed buildings is set out in Section 66 of the Act. Section 66 requires that in considering whether to grant planning permission for development that affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

7.6 The Demolition Justification Statement concludes that harm will be caused to the identified heritage assets as a result of the demolition of the onsite buildings. Although this harm is less-than substantial harm, considerable importance and weight has been given to the objective of preserving the heritage assets with due weight given to these impacts.

7.7 However, in recognition of the substantial public benefits that demolition, and the proposed development, provides, it is considered that the benefits of the scheme substantially outweigh the heritage harm caused.

7.8 Importantly the benefits identified include the development itself which will comprise a positive part of the Manchester street scene and skyline for many years to come. In due course it is anticipated that the buildings would be considered to be a positive adjunct to the existing quality of the conservation area. Demolition of the Manchester Reform Synagogue and the rear portions of the Bootle Street Police Station is therefore justified and all relevant legislation and planning policy is complied with in this regard.

7.9 The principle of demolition has been accepted through the approval of the original scheme. The proposed amendments do not alter the extent of demolition and

demolition is therefore irrelevant in the consideration of the acceptability of the proposed amendments.

PRINCIPLE OF DEVELOPMENT

7.10 The uses proposed by the development comprise new offices and residential apartments, a new 5* hotel, a place of worship, restaurants, bars, and new public spaces. All of these uses are entirely appropriate within a city centre location and will add vibrancy and life to an underused part of the city centre throughout the day, evening and during weekends. The uses proposed are consistent with the aims and aspirations for the development within the city and specifically in relation to the application site as set out in the Jackson's Row Strategic Regeneration Framework.

7.11 The Revised Regeneration Statement sets out in detail the requirement for the uses identified within the application proposals. It is considered that the proposed uses are entirely acceptable.

RESIDENTIAL QUALITY STANDARDS

7.12 Appendix A sets out a detailed response to Manchester's new Residential Quality Guidance. In summary, the proposed development meets or exceeds the apartment space standards required and complies with the new guidance.

AFFORDABLE HOUSING

7.13 Market research set out within the Regeneration Statement identifies that the priority is for large, high quality apartments within the city centre in order to support the economic growth of the city and to diversify the City Centre housing market, rather than to provide affordable housing. Further, the location of the site, in the heart of the city and immediately adjacent to Spinningfields, the CBD and civic quarter, offers the ideal opportunity to provide apartments which are conveniently located for those who need to be located close to those functions. For these reasons, in addition to the viability point explained below, no affordable housing is proposed to be included within the development.

7.14 In terms of the possibility of an equivalent financial contribution, a confidential viability appraisal was submitted with the original planning application for the

approved development to assess the ability of the development to deliver such provision. This included detailed analysis of the costs of development.

7.15 In the case of the approved development, there were significant costs for particular aspects of the development which exceeded those typically expected for commercial developments of this kind. These included the cross-funding for a new synagogue, the development of a 5* hotel (which would be more expensive to deliver than a budget hotel, yet would provide lower returns) and the retention, refurbishment and reuse of the Police Station building. Further, the scheme would deliver significant public realm improvements through the creation of a new public square and through improvements to the streetscape on adjacent streets. All of these aspects of the scheme had either been identified as a key priority for the city or this site within various strategies and documents, or through consultation with stakeholders and members of the public.

7.16 Given that the site is located at the heart of the city in a sensitive heritage setting, and given that the approved building is tall, delivering a high quality design with high quality materials had also been identified as a key priority of the approved development. However, this has also resulted in significantly higher construction costs.

7.17 Within the viability appraisal, the total costs of the development were subsequently assessed against the future value of the scheme. In that case the final projected value of the scheme had been robustly quantified from detailed market analysis reports, prepared by independent surveyors. These were submitted alongside the appraisal.

7.18 The appraisal concluded that the scheme was viable and was able to deliver the additional development costs in order to comply with wider Council policy, and regeneration and economic strategies. However, the appraisal demonstrated that the level of realistic return was such that the applicant was not able to directly support affordable housing, either on site or by way of contributions, and the provision of such would have prejudiced the delivery of the scheme which was considered to be critical to the economic progress of the city.

7.19 However, the report to Members of the Planning Committee advised that the Council had a significant interest in the land which was the subject to the application and

that through this interest the Council would address contributions towards affordable housing in order to satisfy the requirements of policy H8. It was on that basis, and in the context of the viability appraisal, that in that instance, as affordable housing contributions were to be made through the land transaction with the City Council, a section 106 was not required. As a result, the effect was that an appropriate level of affordable housing would as a matter of fact be delivered as a result of the proposals through this mechanism.

7.20 The submitted confidential viability appraisal was subjected to an outsourced, independent review which confirmed its robustness and conclusions. The outcome of the review was considered by the planning committee and in granting planning permission for the approved development, they accepted the report's conclusions that the scheme was unable to directly support any contributions to affordable housing by the applicant. In doing so however members of the committee would have been aware that an appropriate contribution would be provided through the medium of the Council's landownership, as described above.

7.21 This position has not materially changed in the context of the proposed amendments to the approved development as the appraisal remains comparable with that previously accepted.

7.22 As stated throughout the application documents, the section 73 application is being submitted as part of the detailed design process for the development, and seeks consent for a number of relatively minor design, functional and operational improvements. These have arisen as a result of the decision of the Synagogue to not take space within the scheme and more detailed design works which have taken place as a precursor to construction of Phase 3, and further assessment regarding the scheme's delivery.

7.23 Importantly were these changes not consented then the firm position of the applicant is that it will deliver the consented scheme notwithstanding that some of the elements would be sub-optimal. Thus, this comprises a "fall back" to which regard should be had in determining this application.

ACCESS, PARKING, SERVICING & TRANSPORTATION

7.24 The Transport Statement assesses the accessibility of the site's access, parking, servicing and transportation arrangements. In summary, the site is in a highly accessible location at the heart of the city centre and is accessible by a wide choice of means of transport. In relation to parking, no specific standards apply and levels are considered on a site by site basis. In total, 44 parking spaces are proposed which are considered acceptable practically and would not result in significant trip generation, these are therefore considered acceptable.

7.25 The 44 space car park includes 5 disabled spaces, which at over 11%, exceeds the 5%-6% standard set out in the parking standards within the Manchester Core Strategy 2012 to 2027.

7.26 With regard to cycle parking, 494 cycle storage spaces are located in the basement allocated to residential, office and hotel uses. This provision exceeds the required standards for cycle parking set out in the Manchester Core Strategy 2012 to 2027.

7.27 A review of five years' worth of accident data in the vicinity of the site does not suggest an unusual highway safety problem that would be exacerbated by the proposed development. The data shows a low number of accidents over the five year period and there is therefore no significant road safety issue in the vicinity of the development.

7.28 In order to establish the highways impact of the proposed site, four junctions on the existing local highway network have been assessed as to whether they can accommodate the predicted traffic generated by the proposed residential development. A trip generation and distribution exercise has been undertaken and these trips have been added to turning count flows. All four junctions are predicted to operate well within capacity in both peak hours in all scenarios tested.

7.29 As the scheme develops and all operators are known, a detailed Event Management Plan will be prepared, subject to further discussions with MCC officers. It is anticipated that this will be conditioned to any planning consent.

7.30 A servicing strategy has been developed which ensures the majority of servicing will take place via dedicated off street bays within the development and refuse collection will take place in a layby off Bootle Street.

7.31 It is proposed that a Management Plan for the service layby, including the implementation of TROs to support the proposals, will be prepared subject to further discussions with MCC highway officers. It should be noted that the layby has been designed to be on adopted highway land and will, therefore, allow Manchester Parking to enforce any parking restrictions on the layby. It is the developer's intention that the drop-off point is to be enforced by double yellow lines, subject to further discussions with MCC highway officers to enable Manchester Parking to enforce the parking restrictions proposed above at and adjacent to the drop-off point.

7.32 A detailed Construction Management Plan has been prepared and approved by Manchester City Council through the condition discharge process.

7.33 The Transport Statement concludes that the highway impact associated with the proposals is not significant and therefore, in accordance with local and national policy, there are no traffic and transportation reasons why the development proposals should not be granted planning approval.

FLOOD RISK AND DRAINAGE

7.34 The Flood Risk Assessment identifies that the majority of the site is considered to be at a low or negligible risk of flooding from all sources. The Environment Agency's 'Risk of Flooding from Surface Water Velocity' map indicates that during storm events with a low chance of occurring, there is surface water flow outside of the site boundary along Jackson's Row and Bootle Street in an east to west direction. Site levels on the northern and southern boundary will therefore be engineered to ensure that any flow would not be directed onto the site and cause flooding.

7.35 Since all roads adjacent to the site are located within Flood Zone 1, access and egress should not be affected during an extreme flooding event. Details of the proposed surface water drainage strategy, which has been designed in accordance with the requirements of the Environment Agency, Manchester City Council and United Utilities can be found in the accompanying Drainage Strategy Report.

7.36 The drainage strategy will direct surface water run-off away from buildings and into attenuation storage structures that have been sized to retain all excess surface water run-off generated beyond the proposed discharge rate. This design has been based

on providing storage up to and including the critical 1 in 100 year event (plus a 40% allowance for climate change), within the confines of the development.

7.37 Details of the proposed foul water drainage strategy, which has been designed in accordance with the Environment Agency, Manchester City Council and United Utilities, can be found in the separate Drainage Strategy Report.

7.38 The proposal is therefore acceptable in terms of reducing flood risk and adapting to climate change.

GROUND CONDITIONS & WATER QUALITY

7.39 A Geo-environmental Desk Study (ES Appendix 2.1) and Preliminary Geotechnical and Environmental Assessment (ES Appendix 2.3) have been produced. These identify that the historic land uses on the site include a printing works, garage, public house, and police station.

7.40 The Site is underlain by a shallow layer of Made Ground, which is assumed to be removed as part of the Proposed Scheme (including basement excavations). Contaminants within the soil are therefore expected to be removed, and the potential exposure of future Site users and third parties to contamination during the operational phase is considered to be insignificant.

7.41 The removal of contaminants during the construction phase has the potential to affect construction workers and cause contaminated runoff which has the potential to affect soils and controlled waters. However, construction works would be managed to minimise potential environmental risks. As such, effects due to potential releases / migration of contamination (uncontrolled discharges / accidental spillages) to controlled waters during the construction phase are considered insignificant.

7.42 Contaminants from fuel spillages which are likely to occur on areas of hard-standing (car parking areas) would be subject to a controlled drainage scheme and therefore would minimize contaminants reaching groundwater and surface water features. Furthermore, proposed car parks would be under cover and not subject to weather, which would further reduce the risks of contaminant transport. Therefore, the potential release / migration of contamination from accidental spillages on groundwater and surface water receptors is considered to be insignificant.

7.43 The ground gas monitoring data available confirms that no special gas protection measures are required. Furthermore, there are no areas of concern such as historic landfills or mining activities within close proximity to the Site that could pose any potential risk. Therefore, the potential risk of hazardous ground gas during the construction and operation phases is considered to be insignificant.

7.44 Historical mapping and local records indicate that the site suffered bomb strikes during World War II including damage to the police station in the south-eastern corner and complete ruin of buildings in the north-western corner. A specialist survey has categorised approximately one third of the site as a Medium Risk Zone with respect to unexploded ordnance and the remainder of the site as a Low Risk Zone. Appropriate consideration will need to be given to UXO risk at investigation and construction stage.

7.45 The presence of shallow bedrock and a deep basement excavation suggest that a raft foundation may be utilised for the proposed tower. Initial site investigations undertaken in November 2015 confirm that rock strength is significant at the proposed formation level. It is possible that rock mass in the vicinity of the West Manchester Fault may have an increased weathering profile or have a weakened / broken state. Subject to further ground investigation the basement construction is therefore anticipated to require the use of embedded bored pile wall and propping of the basement wall will likely be required to control deflections and ground movement at the Site boundaries. Following implementation of such design measures and further monitoring, the potential risks from unstable and compressible ground as a result of the Proposed Scheme are considered to be insignificant.

7.46 It is anticipated that dewatering may be required to facilitate basement construction.

7.47 In summary of the desk top and site investigation works undertaken to date, together with identified mitigation, there are not expected to be any outstanding issues in relation to ground conditions and the approved scheme, as well as the proposed amendments, therefore comply with relevant policies.

WASTE

7.48 Section 5 of the ES contains a review of waste impacts arising from the construction of the proposed development. The majority of demolition waste will comprise of stone and brick from the existing buildings on the Site. Excavation waste from the creation of the basement will also arise, along with construction waste, which will likely consist of materials such as packaging from deliveries and materials that become surplus to requirements. The Applicant has confirmed that where possible, waste arising during the construction phase will be reused on Site and then recycled off Site.

7.49 In consideration of all construction phase waste arisings, and based on data regarding recycling facility capacity, construction phase waste would not significantly increase pressures on recycling facility capacity, when considering the nature of the waste, the short term nature of the required facilities, the current number of operational sites and the current capacity. Based on the above, it is considered that waste generated during the construction phase will be insignificant.

7.50 In terms of the management of waste, the Waste Management Strategy submitted with the planning application recommends that the Client/Principal Contractor register the construction site with the 'Considerate Constructors Scheme'. During the site preparation/construction phase, waste arising from the Proposed Development would be separated into key waste groups. The Principal Contractor would provide a suitable area(s) within the construction site for the separation of materials for recycling (e.g. timber, metals, packaging, hardcore etc.).

7.51 It would be a condition of contract for the contractors to discuss and agree waste recovery rates to be targeted. A monitoring report would then be generated on a monthly basis which would include details of the progress made in diverting waste materials from landfill, against these pre-agreed targets.

7.52 In terms of operational phase waste, residential units will incorporate sufficient internal waste storage containers to promote the separation of recyclable materials at source. Container numbers have been quantified using residential waste generation metrics detailed within MCC's Waste Management Guidance Notes for Residential Developments guidance document. All household waste storage areas will be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

7.53 Commercial tenants will be responsible for designing and providing sufficient internal waste storage space within their unit as part of fit out. This will be the first point of

waste disposal for waste generated within the units. Sufficient space within the main waste store has been provided to accommodate the required number of bins; the required quantum of bins has been quantified using commercial waste generation metrics detailed within BS 5906:2005.

7.54 The main commercial waste store will be built to BS 5906:2005 specifications. Commercial tenants' staff will be responsible for transporting waste from their respective unit to the main commercial waste store. All commercial waste storage areas will be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

7.55 The Waste Management Strategy, which has been revised for the proposed amendments, has taken into account the need to lessen the overall impact of waste generation through recycling of materials from the operational phase of the Proposed Development. The proposals set out in the Strategy meet the requirements of relevant waste policy and follow applicable guidance.

ECOLOGY

7.56 There are no statutory designated ecological sites within or immediately bordering the Site. There is one Special Area of Conservation (SAC) (Rochdale Canal SAC) located 6.1km to the northeast.

7.57 The Site does not share any contiguous or complementary habitat with the SAC, and the SAC's primary classification is for its aquatic vegetation community (the SAC is not protected for bat or bird species). There are no connecting features between the described statutory or non-statutory sites and the Site. In addition, given the distance between the SAC and the Site, there is unlikely to be a significant increase in recreational pressure from new residents, or deterioration in surface or groundwater. Therefore, potential effects on the statutory designated site are not anticipated to be significant. Habitat Regulations Assessment (HRA) Screening is therefore not considered necessary.

7.58 A review of available information identified three non-statutory sites (SBIs), within 2km of the Site. However, there is no connecting or complementary habitat between the Site and these sites and therefore potential effects are not anticipated to be significant and has not been assessed within the ES.

7.59 A review of the available information within the local area has found no suitable habitat or records for protected species other than breeding birds and bats. Bat surveys have been completed, and updated in 2019 (see Appendix 2.2 - Biodiversity Assessment) and again in 2021. The latest bat survey concluded that some features were identified on building 8 (Sir Ralph Abercromby Public House) in 2019, as having moderate potential for bats. Following a building inspection there were still some features suitable for roosting bats but no signs of potential bat presence were identified during the internal inspection. During the 2021 walkover survey, it was noted that owing to removal of steelwork features at the first-floor level, cavities within the brickwork were present providing additional features with potential for bat use. These cavities were located along the boundary walls of the inner courtyard and categorised as of low suitability for roosting bats.

7.60 As a result of the assessment of moderate potential for building 8 (Sir Ralph Abercromby Public House), two emergence surveys were undertaken in 2016 and updated in 2019, in accordance with best practice guidelines (Collins, 2016), during which no bat emergences were seen. Therefore, the likely absence of roosting bats within building 8 (Sir Ralph Abercromby Public House) was concluded. No emergence surveys were conducted in 2021.

7.61 In summary, the report concluded that bats will not constrain the Proposed Development. However, should building 8 be demolished or subject to significant refurbishment, then a pre-start demolition check is recommended as a precaution to ensure that the features identified on the building have not begun to be used by bats in the intervening time period.

7.62 Given the limited vegetation on Site the potential for disturbance or loss to breeding birds during the construction phase was considered low.

7.63 There is opportunity within the building design plans to provide valuable wildlife habitats within the proposed green spaces and green roofs as included within the proposed design, including suitable provisions for the locally highlighted black redstart.

7.64 Assuming the precautionary measures are implemented, the effects of the Proposed Scheme on biodiversity are not considered to be significant and the proposals

include the creation of new ecological habitats, the scheme therefore complies with the NPPF and relevant local policies.

NOISE AND VIBRATION

7.65 A Noise Assessment was undertaken in relation to the approved development. The proposed scheme amendments will not significantly alter the assessment and therefore it has not been updated. The assessment is included within the Environmental Statement. Given the proximity of adjacent properties, noise impacts will occur during the construction phase however these will be mitigated as far as possible and they will be intermittent and temporary.

7.66 During the operational phase, the use of public square and roof-top terrace, particularly for entertainment and sports events, has the potential to generate noise impacts on nearby properties and receptors. The running of events and the use of the terrace and square will therefore need to be carefully managed. Details regarding the management of the public spaces will be provided and are expected to be agreed with MCC via planning conditions before the development opens.

AIR QUALITY

7.67 An air quality assessment was undertaken in relation to the approved development. The proposed scheme amendments will lead to reductions in emissions as a result of the improved energy efficiency of the proposed offices and reduction in car parking, however these changes will not alter the conclusions of the assessment, and therefore it has not been updated (ES Appendix 2.4). A qualitative assessment of the potential impacts on local air quality from construction activities has been carried out for this phase of the Proposed Scheme using the IAQM methodology. This identified that there is a medium risk of dust soiling impacts and a low risk of increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust and PM10 releases would be significantly reduced. The residual effects of dust and PM10 generated by construction activities on air quality are therefore considered to be not significant.

7.68 The residual effects of emissions to air from construction vehicles and plant on local air quality is considered to be negligible.

7.69 In addition, a quantitative assessment of the potential impacts during the operational phase was undertaken using ADMS Roads to predict the changes in NOx, NO2 and PM10 concentrations that would occur due to traffic generated by the Proposed Scheme. The results show that the Proposed Scheme would cause a negligible increase in pollutant concentrations but would not cause any exceedances of the statutory objectives.

7.70 The results also show that future users of the Proposed Scheme would not be subject to the considered pollutants in concentrations that would exceed the statutory objectives.

7.71 Based on the assessment significance criteria, the residual effects of the Proposed Scheme are considered to be negligible for all pollutants assessed. Furthermore, it is considered that the development proposals comply with national and local policy for air quality.

ARCHAEOLOGY

7.72 An archaeological desk-based assessment (ADBA) has been prepared and is appended to the ES (Appendix 9.1). The proposed amendments have no effect on the archaeological assessment. None of the 27 heritage assets identified within the Study Area have statutory designations or are of national importance. Six assets were identified within the boundaries of the Proposed Scheme and comprise the sites of late 19th century commercial properties including a packing warehouse and beer store, a row of workers' housing, a coal yard and rags store, a fire station and two former passages, a packing warehouse, the site of a late nineteenth century warehouse, a plumbers' and printers' premises and the sites of late 18th/ early 19th century workers' housing. There is also the potential for other remains associated with early to mid-nineteenth century double-depth and back to back housing, courtyard developments and a cotton dye works to survive.

7.73 Archaeological evidence from the surrounding area suggests there is potential for unknown previously unrecorded assets to also be present within the Study Area and possibly dating from the prehistoric and Romano-British periods.

7.74 The results of the ADBA suggest that excavation works relating to the Proposed Scheme are likely to disturb any surviving remains associated with the known assets and potential archaeological remains.

7.75 Eighteenth and nineteenth century remains of the type likely to be present at the Site are often very robust and survive well. Due to the high potential for archaeological remains to be present, a programme of investigative fieldwork comprising the excavation of four evaluation trenches has been devised in consultation with the Greater Manchester Archaeology Advisory Service (GMAAS) Heritage Management Director. This fieldwork is intended to determine the extent, depth, function, chronology and relative significance of any archaeological deposits, and if necessary will serve to inform further stages of more detailed archaeological mitigation and appropriate recording of significant remains.

REDUCING THE POTENTIAL FOR CRIME

7.76 Greater Manchester Police (GMP) prepared a Crime Impact Statement for the original scheme. The principles of the development will not change as part of the proposed amendments and therefore the statement has not been updated. Further, the planning consent contains a condition relating to further detail being required and Secure by Design accreditation being achieved.

7.77 Prior to the production of their report, representatives of the project team met with the Police to explain the proposals to them. The Crime Impact Statement is supportive of the development but makes simple recommendations to improve security. A full response to the comments raised is provided in the Design and Access Statement. In summary, the development is capable of positively responding to all comments received and therefore will design out the opportunity for crime as far as possible. The high quality design and site management will make the development feel a safe and secure place to be which will contribute to the success of the development.

OPERATIONAL MANAGEMENT & MAINTENANCE

7.78 The intention is that the development will be retained and managed by the applicant. Given this, the applicant has a vested interest in ensuring that the development is well maintained and managed. The site will be managed by an onsite management company and will also be covered by CCTV. The scheme has

been designed with longevity, robustness and maintenance in mind. A Residential Management Plan appended to the Design and Access Statement provides additional detail.

8. CONCLUSIONS

SUMMARY

8.1 This Planning and Tall Building Statement has been prepared by Zerum Consult Ltd on behalf of the Applicant, Jackson's Row Developments Limited. It accompanies a planning application submitted to Manchester City Council (the 'LPA') under section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 125549/JO/2019 as amended by 127950/NMC/2020 and 134638/NMC/2022. The project relates to the comprehensive redevelopment of a site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre, known as 'St Michael's'.

8.2 Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73 on 26 June 2020 (reference: 125549/JO/2019) and under Section 96a on 1 December 2020 (reference: 125549/JO/2019).

8.3 Following discharge of the relevant pre-commencement conditions, works to implement the approved development were undertaken in April 2021 and completed on 12th of that month. These works represented Phase 1 of the Approved Development. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.

8.4 A new consent was granted under s73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under Section 96a consent on 23rd May 2022 (reference: 133317/NMC/2022) and Section 96a consent 4th November 2022 (reference: 134638/NMC/2022).

8.5 The Phase 2 works, which comprise the construction of the office building and conversion of the former police station (known at No. 1 St Michael's), are progressing on site.

8.6 This further Section 73 application has been submitted in relation to minor proposed amendments to the consented scheme which, if approved, will allow improvements to be made to the function and design of the development. This document has described the scheme as now proposed, it has described its context, and has provided an overview of the planning policy framework against which the scheme

will be assessed. Given that consent already exists, and that this represents the fallback position, it is only the acceptability of the proposed amendments which are to be assessed against the planning policy framework. This concluding section summarises a number of general and site-specific arguments in favour of the proposed development and the proposed amendments.

8.7 The proposals represent a unique opportunity to address an identified need for a prestigious mixed use scheme of the highest quality at a strategic location in the heart of Manchester city centre, in an area which is currently vastly underused and which presently experiences very low levels of economic activity and interest. The development will create a new defining landmark for Manchester, setting new standards in design and quality of accommodation, which will reinforce the city's position nationally and internationally, as well as meeting demands from businesses, residents and visitors, and aiding the city's economic growth and prosperity as the driving powerhouse of the north.

8.8 The development is within a highly accessible location and reduces the need to travel by private car, whilst supporting a significant further improvement of the City's economic performance and spreading the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

8.9 Prior to approval of the original consent, discussions took place with key stakeholders, including MCC Officers and Councillors, Historic England, technical consultees, interested parties, and Places Matter! The scheme was also the subject of extensive public consultation. The comments received helped influence and develop the scheme. Officers of MCC have been consulted on the proposed amendments to the scheme.

RESIDUAL ENVIRONMENTAL IMPACTS

8.10 The proposals have been subjected to a rigorous assessment during their development in order to minimise impacts as far as possible; the results of which are described within the Environmental Statement (ES). The ES reports on the residual impacts of the development, both positive and negative, following further mitigation. A summary of the residual significant effects is contained in Table 8.1. It is important to note that none of the impacts identified in relation to the scheme approved in 2018 have changed as a result of the proposed amendments to the scheme.

Table 8.1 – EIA residual significant impacts

Effect	Level of significance	Positive / negative
Construction Phase (All effects are short-medium term and temporary, unless stated)		
Disturbance to sensitive receptors (Old Nag's Head residential unit and Radisson Blu hotel) from **noise** generated by on-site (non traffic) construction activities.	Minor-moderate (daytime) and major (night time[10])	Negative
Disturbance to sensitive receptors (Old Nag's Head, Radisson Blu hotel, other premises within the site and within 10m from the site boundary) from **vibration** generated by on-site (non traffic) construction activities.	Moderate (Residential receptors), minor (Commercial/ Friends Meeting House)	Negative
Direct employment opportunities for local population	Major (local study area), minor to moderate (regional study area)	Positive
Indirect and induced employment associated with spending in the local economy by contractors and contracts placed with suppliers	Moderate (local study area), minor to moderate (regional study area)	Positive
Displacement of the users of the synagogue	Negligible – minor	Negative
Demolition and partial demolition of non-designated heritage assets within the Deansgate/ Peter Street Conservation Area - synagogue and police station	Minor - Moderate Long term & permanent	Negative
Cumulative Effect interactions on common sensitive receptors	Major (users of existing residential, commercial and other properties), Moderate (heritage assets)	Negative
Operational Phase (All effects are permanent and long-term)		
Noise levels on the proposed external residential balconies	Moderate (north, east and south facades), negligible (west facade)	Negative
Disturbance to existing sensitive receptors and future proposed noise sensitive uses (hotel and residential) from proposed **entertainment noise**.	Minor (existing receptors), minor (proposed receptors)	Negative
Generation of **direct employment** opportunities for local population	Moderate (local study area), minor to moderate (regional study area)[11]	Positive

[10] Although night time construction noise effects have been assessed, it is not anticipated that any night time construction will occur.

[11] With regard to the impact level of jobs created, these have been assessed for the purposes of the EIA against the proportion of jobs in the local and regional study areas. Since it does not assess the number of jobs to be created in isolation, the impact level determined is not as high as might be expected. In quantitative terms however the actual numbers of jobs the scheme will provide for is large, and the operational phase jobs in particular will include a high number of high-value jobs. These are defined in the public benefits below. Further, the economic assessment within the EIA does not

Effect	Level of significance	Positive / negative
Indirect and induced employment associated with spending in the local economy by employees and contracts placed with suppliers and contractors	Moderate (local study area), minor to moderate (regional study area)	Positive
Delivery of the high quality **public realm** and new infrastructure	Moderate	Positive
Improved community **connectivity** within and around the Site	Moderate	Positive
Change in settings of **listed buildings** in the vicinity of the proposed scheme, both inside and outside the Deansgate/ Peter Street Conservation Area	Major indirect (Albert Memorial), moderate indirect (listed buildings 7, 22, 31, 35, 54 and 55), minor indirect (listed buildings 5, 6, 12, 13, 18, 23, 27, 32, 34, and 36)	Negative
Impact on character and appearance of Albert Square, Deansgate/ Peter Street and St Ann's **Conservation Areas**	Moderate indirect	Negative
Change in **townscape visual amenity -** View 27	Major	Negative
Changes in pedestrian safety as a result of an increase in **wind speeds**	Minor (Locations 62 and 63)	Negative
	Major (Location 13)	Positive
Loss of natural light (**daylight**) to adjacent properties	Negligible - major	Negative
Loss of natural light (**sunlight**) to adjacent Properties	Negligible - major	Negative
Cumulative Effect interactions on common sensitive receptors	Major (users of existing residential, commercial and other properties), Minor (Road and public space users) Major (heritage assets)	Negative

8.11 A degree of construction impacts on the local area are unavoidable but will be mitigated as far as possible. As explained in the footnote, although night time working has been assessed, none will occur and this will be controlled by a construction management plan condition. The contractors will also maintain an open dialogue with neighbours during construction in the interests of neighbourliness.

capture the full range of economic benefits that will flow from the development. These are identified in full within the submitted Regeneration Statement.

8.12 The demolition of the buildings on the site have been fully justified within the Demolition Justification Statement, and accepted through the granting of the 2018 scheme. In terms of the relocation of the synagogue, arrangements are in place for the congregation to use a temporary facility until they receive the funding from the development in order to allow them to relocate to a permanent new home. Whilst this will cause some disruption, this should be balanced against the benefits that a new synagogue will provide. Further, given the condition of the current synagogue building, the congregation themselves decided that their preferred option to deal with the current building was to demolish it and move to another site within the city centre. Given their decision, it is clear that the synagogue has already fully considered and accepted the temporary disruption that this would cause.

8.13 In respect of the operation of the development, the purchasers of the residential apartments will be fully aware of the many associated benefits, services and facilities of the wider development, including the active use of the roof-top terrace. For this reason, although residual impacts are identified in relation to noise levels of residential balconies, purchasers will accept this when deciding whether to purchase an apartment. It should be borne in mind that this issue purely relates to use of the balconies and not the interior spaces of the apartments. Further, given the highly convenient central city centre location of the development, it is expected that residential occupiers would expect raised noise levels on external balconies.

8.14 The wind assessment has identified residual minor impacts. Slightly windier conditions are to be expected with taller buildings but these have been reduced down to a level considered acceptable. It should be remembered that wind conditions vary depending on the season and the wind direction and that windier conditions will not be experienced all the time. Importantly, all safety criteria have been met. The slightly windier conditions should also be balanced against a major positive of the scheme which is that an area at the junction of Deansgate and Quay Street will be made safe by the development. The modelling currently shows that a negative safety hotspot exists in this location which will be removed by the development.

8.15 The ES identifies significant residual impacts in relation to sunlight and daylight. The majority of the buildings in the immediate location are not in residential use so the impact on residential amenity will be minimal. Given that the site is currently developed at a low density with parts of the site undeveloped, the comprehensive redevelopment of the site to significantly increase its economic contribution would lead to negative impacts on sunlight and daylight levels in adjacent properties,

regardless of the form of development which came forwards (i.e. whether it took the form of tall buildings or a 'ground-scraper', which is a lower building with larger footprint).

8.16 Although reductions in sunlight and daylight are rarely desirable, expectations in city centre locations are inevitably lower than elsewhere. These impacts have previously been accepted through the approval of the original application. When taking its decision on the original planning application in 2018, the City Council weighed the impacts on sunlight and daylight levels against the many benefits of the development. In this regard, it was considered that the benefits of the scheme outweighed the harm caused to sunlight and daylight levels in adjacent properties. No significant worsening of these impacts have been identified in relation to the proposed amendments to the approve scheme.

8.17 There are significant outstanding adverse residual impacts relating to heritage and visual amenity, but it is considered that the benefits of the scheme outweigh these impacts also. The heritage and visual amenity impacts are not significantly affected by the proposed amendments to the approved scheme.

PUBLIC BENEFITS

8.18 The application documents have reported on the substantial public benefits of the scheme, these are:-

Economic Benefits

- Achieve the objectives of the Jackson's Row Strategic Development Framework.
- Provide new, Grade A office accommodation of which there is an undersupply in Manchester.
- Modernise the city centre's economic infrastructure, contribute to and take advantage of agglomeration[12] forces, providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.

[12] Agglomeration: when entrepreneurs, companies, new start-ups and talented workers, from disparate economic growth sectors cluster in locations which can provide business and networking opportunities and deep labour markets.

- Deepen the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.
- Provide accommodation for approximately 2,192 new jobs directly, including more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and internship places taking advantage of the sectoral makeup of the new employment and industry recruitment and training approaches.
- Create an additional c.500 jobs during the construction period, with an estimated construction value of £195m.
- Generate further, indirect supply chain employment.
- Provide Manchester's first, purpose-built 5-star hotel, capable of securing a major 5-star brand. There is a significant undersupply of 5-star hotel rooms and associated facilities within the city centre at present. The hotel provision will also create synergies with the wider St Michael's offering. Both commercial and residential occupiers in particular will benefit from being in close proximity to high quality conferencing, banqueting, gym and spa facilities that will form part of the hotel.
- Support, through the construction of the hotel, Manchester's growing service economy, thriving tourist industry, Manchester's ability to hold major conferences and events, as well as providing restaurants, large-scale banqueting, and spa facilities to Manchester's residents.
- Reconnect the key regeneration areas within the city centre, especially Spinningfields and the Civic Quarter and St Peter's Square, which are established and emerging commercial districts and hugely important to the overall success of Manchester's economy. An economy anchored by financial and professional services firms which typically locate in those areas.
- Allow the site, which constitutes a street block of central Manchester, to effectively and efficiently contribute to the city's economy, including the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit, thereby acting as a catalyst to regeneration of this part of the City.
- Make a significant contribution (£32.7m over ten years) to the public sector finances through the business rates generated by the high quality office space

and leisure/ commercial space.

- Make a contribution of £114.7m over ten years to the UK treasury through additional Income tax and National Insurance contributions.
- Encourage new restaurant concepts, and innovative and independent businesses as the focus of the spaces and uses that surround them.

Social Benefits

- Retain and incorporate the Sir Ralph Abercromby Inn within the development, enhancing its setting by integrating the building into an area of new public realm;
- Enable required repair works to the Sir Ralph Abercromby;
- Retain the principal frontage element of the former Police Station and through conversion to offices, provide sustainable long-term use for the building;
- Create new, safe, vibrant public and publicly accessible spaces, which will provide a year-round offer of attractions and events that exists nowhere else in the city. Such events will complement those held across the city, particularly in the nearby Albert Square.
- Provide greater activity and overlooking of existing streets to reduce the potential for crime and fear of crime.
- Provide public spaces that will be accessible to all.
- Deliver new high-quality apartments for a growing and higher skilled workforce, aimed at higher earning executives and personnel.
- Meet an identified gap in the market for such quality of development in a centrally located position at the heart of the city's economy. The apartments will set new standards of living accommodation within the city centre and, subject to the final operator, will benefit from the additional support services[13] provided by the hotel.
- Allow, through cross-funding, a new Manchester Reform Synagogue to replace the current facility which is not fit for purpose. The replacement facility will be safe, comfortable, and welcoming. The current synagogue is in a very poor state of repair. It is increasingly, and almost prohibitively, expensive to maintain and insure. The building has electrical wiring dating from the 1950s, which is below current safety standards, and is presently uninsurable. Further, the

[13] Such as concierge, room service, use of meeting rooms etc

synagogue building is unwelcoming and this deters worshippers. The consequence of the condition of the building is a downward spiral of decline as congregation numbers decrease, income which could have been spent on the building fabric subsequently drops further. Since consent for St Michael's was first granted, the synagogue has voted to find a facility on an alternative site, but St Michael's will continue to allow the new facility to be provided through cross-funding.

- Retain and attract new members to the congregation, and better meet the needs of the existing congregation.
- Allow the synagogue to remain in the city centre thereby promoting a diverse and inclusive community.
- Allow a full range of educational services to be provided by the Synagogue in the form of after school clubs and weekend services in modern and attractive facilities.
- Allow full, inclusive access to a new Synagogue for the elderly and disabled.
- Allow for a new synagogue to provide sufficient parking for use by the congregation of the Synagogue, especially for those with young children, the elderly and disabled..
- Allow for the retention and relocation of the historically important fixtures and fittings of the synagogue into a new building which will ensure their preservation for years to come.
- Provide a more modern, energy and water efficient synagogue building with significantly reduced running and maintenance costs making more money available for the benefit of the congregation and wider community.
- Allow for interpretation boards and/ or public art to provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.
- Provide new views of the surrounding heritage assets allowing the heritage values to be revealed and understood and appreciated within a new context.

Environmental Benefits

- Add vibrancy and activity to an underused part of the city centre.
- Create a landmark development which will add buildings of the highest architectural quality to the City's townscape.
- Strengthen key pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.

- Provide improved public realm beyond the site boundaries on adjacent streets to enhance movement and the wider environment, as well as linking with wider public realm improvements in Albert Square and surrounding streets thereby increasing the area of cohesive public realm design in the heart of the city and seamlessly integrating the new development into the wider townscape.
- Create a new recognisable landmark for Manchester through the bold, high quality design of buildings, spaces and places to bolster identity and sense of place. The form and silhouette of the buildings are unique and over time will become synonymous with Manchester. Such defining architecture will reinforce Manchester's position at the national and international level.
- Redefine the heart of Manchester.
- Significantly improve existing wind conditions and pedestrian comfort at a number of locations in the local area as the tower will obstruct high-speed westerly and south westerly winds, reducing the pressure along Deansgate and Peter Street.
- There is also a major reduction in modelled wind speeds at the corner of Deansgate and Quay Street to the extent that the currently modelled 'unsafe' conditions will be made safe for pedestrians.
- Reduce surface water runoff from the site to flows of 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality and downstream of the development. Attenuation storage structures within the site will store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).
- Provide development built to high levels of sustainable design and construction including a CO2 reduction of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices will seek a BREEAM Outstanding rating.
- Provide enhancements to site ecology including the creation of favourable habitat, such as the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

8.19 A similar tabulation of the harms of the development presented in economic, environmental and social terms has not been summarised in the conclusions as they are clearly reported in the proceeding sections of this statement.

HERITAGE CONSIDERATIONS

8.20 Separate from the ES, an assessment of the harm caused to identified heritage receptors for the proposed development (the approved scheme with the proposed amendments) has been undertaken by Stephen Levrant Heritage Architecture, in accordance with legislative requirements and NPPF policy. This determined that less than substantial adverse harm to identified heritage assets will occur as a result of the development. The proposed amendments to the approved scheme have also been assessed separately and it was concluded that these would result in no perceptible change to the fabric, experience or appreciation of the identified heritage assets.

8.21 Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess, as explained in full in Section 4 above. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("P(LBCA)A 1990") with regard to listed buildings and their settings, and Section (72) of the same Act with regard to conservation areas apply. These require that 'special regard' be paid in taking decisions affecting heritage assets.

8.22 In making the decision on the approved scheme, given that a degree of harm to heritage assets was predicted, Sections 66 and 72 were engaged and considerable weight and importance was attached to the requirements set out in this legislation and in regard to the harm identified. Notwithstanding this, the Planning Statement submitted in support of the approved development pointed out that case law makes it clear that even with such harm, this is not irrebuttable and that harm can be outweighed by material considerations the decision maker considers are powerful enough to do so.

8.23 Given that a less than substantial degree of harm was identified, the previous Paragraph 134 of the NPPF (2012) was also relevant, this stated that:-

> *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

8.24 In the case of the approved development, it was contended that there were numerous, far-reaching, convincing public benefits flowing from the development, as are reiterated above, which were substantial in magnitude and which had the ability to far outweigh the harm caused to the setting and character of the identified heritage assets. It was further demonstrated that such far ranging benefits could only be delivered in full through the opportunity presented by the application site, as explained in full in the Design and Access Statement.

8.25 It was considered that the benefits of the proposed development outweighed the level of harm that would occur and that these were sufficient to address sections 66 and 72, and to pass the test set out within paragraph 202 of the NPPF (2021).

8.26 In granting planning permission for the approved development, this position was confirmed by Manchester City Council.

8.27 The NPPF has been revised since planning permission was initially granted. The relevant paragraph advising on the determination of applications identifying less than substantial harm is now 202. This paragraph is identical to paragraph 134 of the 2012 NPPF except with reference to the public benefits including 'securing its optimum viable use'. The revised paragraph 202 advises that this should only be included 'where appropriate'.

8.28 With reference to the scheme as now proposed therefore, there are no significant changes to the sustainability and public benefits of the development from those previously identified in October 2021, and there has been no change to the identified level of harm. Given that the legislative and policy tests remain the same, it follows that it should be concluded again that the public benefits of the proposed development outweigh the harm.

8.29 Notwithstanding the above, given that the approved development represents a lawful fall back position, any additional harm associated with the proposed amendments should be considered. In this regard, the Heritage Impact Assessment finds that the proposed amendments result in no perceptible harm. Therefore, the legislative and policy tests in relation to the proposed amendments are not engaged.

COMPLIANCE WITH THE DEVELOPMENT PLAN & SUSTAINABLE DEVELOPMENT

8.30 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals (the approved development and the proposed amendments) have been considered in detail against the individual policies of the current Development Plan and taken overall are considered to be in compliance with it.

8.31 In reaching this conclusion it should be noted that account has been taken of the fact that the heritage policies (CC9 and EN3) set out in the adopted Core Strategy are out of date as they do not comply with the NPPF requirement to undertake a balancing exercise where heritage harm is predicted (paragraphs 201 and 202). In that case the policy approach of NPPF should be adopted and, as concluded above, the development is in accordance with these policies.

8.32 This document has further assessed the proposals against emerging plans and non-development plan policy, including the Jackson's Row Development Framework and emerging City Centre Strategic Plan. These are material considerations in the determination of this planning application and add further weight in support of approval. Even were it to be concluded that that was some conflict with development plan policies, such conflict is more than outweighed by the substantial benefits which arise from the proposals.

8.33 Importantly, the development represents sustainable development since the scheme will further all three aspects of the tests (as demonstrated by the public benefits of the proposals set out above). Given that the development represents sustainable development which accords with the development plan (taken as a whole) then, paragraph 11 of the NPPF is relevant.

8.34 Paragraph 11 of the NPPF states that:-

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

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

8.35 Sustainable development is at the heart of national guidance, and it is firmly concluded that these proposals comprise sustainable development even were the view to be formed that there was some limited conflict with the development plan. This weighs strongly in favour of the proposed development.

8.36 In consideration of the proposed development as a whole (the approved scheme with the proposed amendments), given the overall policy support for the proposals, and notwithstanding the outweighed heritage harms, as well as the outweighed residual impacts identified in the ES, the proposals represent sustainable development and will bring substantial social, economic and environmental benefits, as such they merit the granting of Planning Permission.

8.37 Further, when assessing the proposed development in light of the approved fall-back permission, no further significant heritage or environmental harm is created, whereas there are marginal improvements to the public benefits of the scheme. It is therefore considered that the Section 73 application merits the granting of Planning Permission.

APPENDIX A

Policy	Response
Core Strategy	
Policy SP1 (Spatial Principles) Covers the key spatial principles which guide the development of Manchester to the end of the plan period, 2027. This states that the regional centre will be the focus for economic and commercial development, retail, leisure, high quality city living and cultural activity. All development should have regard to the character, issues and strategy for each regeneration area and the Manchester City Centre Strategic Plan. New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. Development in all parts of the City should:- • Make a positive contribution to neighbourhoods of choice including:- • creating well designed places that enhance or create character. • making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. • protect and enhance the built and natural environment. • Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible. • Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.	The scheme promotes a major mixed-use redevelopment in the heart of the city centre, focusing financial investment in the provision of high-quality offices, residential, hotel, and leisure uses, as well as providing new public spaces, in line with regeneration strategies and the spirit of the Core strategy. The location of the development maximises sustainable forms of transport and will deliver a well-designed place which will provide a significant contribution to the character of the city which will enhance the built environment. The development design has considered the needs of all users. The development has been designed to minimise emissions, ensure the prudent use of natural resources and reuses a previously developed and underutilised site.
Policy EC1 (Employment & Economic Growth in Manchester) Identifies the city centre as a key location for employment growth. In addition	

Council support will be given to other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses. The continued social, economic and environmental regeneration of the City is identified as a priority for ensuring continued economic growth. Development proposals should have regard to:- • climate change resilience; • ensuring design makes the best possible use of a site (in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses), considers the needs of users/ employees for access via walking, cycling and public transport, and reduces the opportunities for crime by applying current best practice in security design; • flood risk.	The development will provide new, prestigious office buildings which will enhance the market offering currently available within the city. In doing so it will make a significant positive contribution to economic growth, as well as providing employment through other tourism, leisure and residential uses. The development makes efficient use of a central, underutilised site. Climate change, access and flood risk are considered further below.
Policy EC3 (The Regional Centre) Encourages both employment generating uses and higher density housing within the Regional Centre (which includes parts of Manchester, Salford and Trafford). Employment uses should be in well-connected locations to promote sustainable transport, and residential development should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.	The proposed development is entirely consistent with this policy in that it provides employment generating uses, as well as higher density housing within the heart of the Regional Centre.
Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) Recognises Manchester as a strategic economic location and the focus for employment growth and sets out the expectations of the city centre to accommodate 33ha of office or similar employment development. High density building and commercially led mixed use schemes would be suited in the city centre, in particular B1 (a) high density offices. Offices are particularly encouraged in several city centre locations, including notably the civic quarter.	The proposal will enable the delivery of 25,201 sq.m of high-density commercial office floorspace and will therefore achieve the objectives of this policy, particularly given the site's location within the civic quarter. It establishes flexible floorspace that is capable of responding to a range of market conditions and requirements. The specification of the office space promotes a range of high quality office typologies.

Policy CC2 (Retail) Approximately 70,000 square metres net of new comparison retail floorspace will be provided in the City Centre over the plan period. Within the City Centre comparison retail development will be concentrated within the Primary Shopping Area (PSA), followed by accessible locations on the edge of the PSA. Across the City Centre, retail will be supported where it would serve a local community (such as small scale convenience provision) or contribute to the area's character. The Council is particularly supportive of the growth of the independent retail sector, which has become a defining feature of several quarters in the City Centre. Mixed developments which include retail units will be expected to demonstrate that reasonable steps have been taken to ensure that these units will be occupied.	Retail is included in the proposed use classes in order to ensure flexibility for the commercial units and to contribute to the character of the new development. Independent businesses will be targeted and retail uses that will occupy the development are more likely to comprise cold food takeaways / coffee shops rather than typical retail uses. Whilst the site is not within the Primary Shopping Area (PSA), it is close to other successful edge-of-PSA retail uses, on account of the highly accessible location, by public transport, car, and on foot. Retail floorspace will be small in comparison to other uses and will generally form an ancillary role.
Policy CC3 (Housing) States that the City Centre will see the most intensive development of housing out of the plan area. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Housing development at St Michael's will need to comply with Policy CC7. Policy CC3 dictates that units should be a high standard of apartment, large enough to suit a range of occupants, in terms of both the number of rooms and their size.	The proposals will provide 213 additional dwellings which will contribute towards meeting the 16,500 residential units required by 2027. The dwellings will be of extremely high standard and are larger than typical city centre apartments in order to widen the city centre's residential offer. There is a shortage of high-end apartments in the city centre and as such the development aims to provide such accommodation to support the growing economy. A good mix of unit sizes, in terms of the number of bedrooms and floor areas, are provided, as set out in the Design and Access Statement and assessed against size policies below. All residential units are designed to Approved Document Part M, Volume 1 M4(2). This means that units are accessible and adaptable. The requirement specifies that reasonable

	provision will be made for people to gain access to and use the dwelling and its facilities. The provision will be sufficient to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaption of the dwelling to meet the changing needs of occupants over time. Further, 10% are spatially designed to be wheelchair adaptable and are designed to Approved Document Part M, Volume 1 M4(3a). These comprise one and two bed apartments. This means that dwellings will be fully accessible by wheelchair users. Provision will be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.
Policy CC4 (Visitors - Tourism, Culture & Leisure) Focuses on the city centre for culture and leisure provision in the city region, and supports the improvement of facilities for business visitors. Developments which provide facilities for visitors and residents will be promoted. Infrastructure is recognised as an important element in developing the tourism and visitor economy and therefore new hotel development that contributes to the quality of the city centre hotel offer will be supported.	The site is located at the heart of the city centre and is centrally located to allow easy access to the City's cultural, leisure and tourist attractions, as well as being located adjacent to the Central Business District, Civic Quarter and Spinningfields, thereby extending its appeal to business visitors. A 5* Star hotel is included in the proposals, which will extend the city's luxury hotel offering. The landmark development will create new, unique spaces in the city which will become a destination for residents and visitors to the city.
Policy CC5 (Transport) All users should be able to access development by sustainable means, especially taking account of times when developments are likely to be busiest. Encourages development to improve pedestrian safety, improve air quality and increase the scope for accessible public realm improvements. The site sits within a wider area	The application is supported by a Transport Statement, which illustrates the accessibility of the site by sustainable means and which justifies the level of car and bicycle parking facilities. Given the site's central location and

identified as a pedestrian priority. The Council will seek to ensure that development includes adequate parking provision for cars and bicycles.	relatively low levels of car parking, it is considered that air quality objectives will not be compromised and impacts will be negligible, as illustrated in the Air Quality assessment within the ES. The development provides significant improvements to the public realm through the creation of new public realm within the site and public realm improvements on adjacent streets. A new permeable route will be created through the site which will link into the wider area and provide pedestrian priority. Pedestrian safety and accessibility has been a key consideration in the new public realm design.
Policy CC6 (City Centre High Density Development) To ensure development maximises land efficiency it should be high-density within the city centre. Development will need to have regard to the Council's approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives.	The development represents high levels of efficiency of land use within the city centre by providing a complementary mix of high-density uses within a 41 storey tower with an associated podium, together with a further mid-rise building. The section on Policy EN2 below deals with tall building considerations, further information is provided in Section 5 'Tall Building Statement' above.
Policy CC7 (Mixed Use Development) Focuses on Mixed Use Development, stating that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to:- • residential development being part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail and hotels, will be maximised.	The scheme is high density, and comprises a mix of active uses including residential, offices, a hotel and shops, food and drink and leisure. Active frontages will be created to existing streets and the proposed street-level public square. The development will become a destination and will significantly increase activity and vibrancy in this part of the city centre.

• active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.	
Policy CC8 (Change & Renewal) The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.	The development will regenerate the area between Deansgate and Manchester Town Hall, strengthening the link between Spinningfields and the civic heart, opening it up as a new place to live, work and play, and enabling new pedestrian connections to other areas of the City. Delivery of the scheme will create a full range of highly accessible job opportunities open to local people, both during the construction stage and once the new uses are operational. The proposals are in line with the national, regional and local strategies for growth in the north and in Manchester city centre, and are in accordance with the unique opportunity identified for this area, as set out in the Jackson's Row Strategic Regeneration Framework. They will improve accessibility and legibility of the centre and fully exploit the opportunity that the currently underutilised site provides to improve the city's character and function. The impact of the scheme on heritage and townscape is considered below and covered in detail within the Heritage Significance Statement, and Environmental Statement.
Policy CC9 (Design & Heritage) Design of new buildings will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development	The Design and Access Statement demonstrates how the proposal achieves the highest standard of design in terms of appearance and function. The proposed uses, form and function are fully compatible with the city centre and contribute to a coherent physical environment which is significantly more integrated than at present.

must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.	It is recognised that the scheme originally submitted in January 2017 did not achieve the highest standards of design in some aspects (such as its relationship to adjacent streets), that the demolition of all on-site buildings missed an opportunity to retain positive contributors to the conservation area and that the impact on other heritage assets was high. As a result of this, the scheme evolved in order to address such issues. The Revised Heritage Impact Statement and Revisions Statement, both submitted in November 2017 in relation to the scheme which was subsequently approved, identified that the harm in relation to the demolition of on-site buildings had been significantly reduced as a result of the retention of the Sir Ralph Abercromby and the key townscape element of the former police station. Harm was identified as still arising in relation to the demolition of the synagogue and the rear parts of the police station. The approved development was identified as resulting in one instance of moderate-major adverse impact on the setting of a listed building (Grade I listed Albert Memorial), six instances of moderate impacts (Grade I listed Town Hall, Grade I listed St Ann's Church, Grade II* Town Hall Extension, the Grade II* listed Memorial Hall, Grade II listed former entrance to Deansgate Goods Station, and Grade II listed 235-291 Deansgate), and ten instances of minor impacts, and consequently also the character and appearance of the Albert Square, St Peter's Square and St Ann's Square Conservation Areas. The Heritage Impact Statement (November 2017) concluded that the proposed development would result in less than substantial harm to the identified heritage assets.

	Weighing against this harm was the Council's encouragement of high density and mixed use developments in the city centre and whilst this was considered not to override such harm carte blanche, the approved development was considered to be of the highest standard of design and had been designed to add to the character of the conservation area by creating a new, defining landmark which integrated cohesively within the wider local character. It is considered that the approved scheme represents a much more successful balance between minimising negative heritage impacts, whilst delivering a high density, mixed use development capable of being transformative to the city centre than the scheme submitted in January 2017. Historic England recognised the significant progress that had been made in relation to the scheme design and in reducing heritage impacts as is explained in the Design and Access Statement. The proposed amendments to the approved scheme do not change the assessment of impact in relation to heritage or townscape. The proposed changes are minor in nature and as a whole they are considered to improve the design and function of the proposed development, rather than cause any weakening or harm to the quality of the design.
Policy CC10 (A Place for Everyone) Encourages development to appeal to a wide range of residents and visitors. The Council will particularly support uses that increase the diversity of activity in the centre, with particular emphasis on family oriented uses and the promotion of accessibility across spaces.	Notwithstanding the high quality of residential, office and hotel uses proposed on the site, the public spaces have been specifically designed with inclusivity and diverse appeal in mind. The scheme design encourages the public to enter into and use the spaces whether they are visiting

	any of the development's hotel, office, residential, religious or leisure facilities or not. The street-level public square and publicly accessible roof-top garden will appeal to residents and visitors as places to relax, be entertained and meet within. All areas of the public internal and external spaces will be accessible by pushchairs or wheelchairs, as identified in the Access Statement appended to the Design and Access Statement.
Policy H1 (Overall Housing Provision) Sets out a distribution for planned housing growth to 2027, with the city centre expected to provide 16,500 net additional dwellings. States the council's presumption for high density developments (over 75 units per hectare) in the city centre within mixed use schemes which aid regeneration or niche housing needs by providing sustainable, well designed accommodation which meets the needs of Manchester's residents. 90% of residential development will be on previously developed land. Proposals for new residential development should take account of the need to: • Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, • Contribute to the design principles of Manchester's Local Development Framework. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space, including in high density development (in which this could be in the form of balconies, as well as shared open spaces such as green roofs). Schemes should make provision for parking cars and bicycles (in line with policy T2); and the need for appropriate levels of sound insulation. • Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision; • Prioritise sites which are in close proximity to centres or high frequency public transport routes.	The importance of contributing towards Manchester City Centre's mix and quality of housing to ensure it meets the aspirations of existing and potential households is a critical component of the development. The site is exceptionally well placed to create a new neighbourhood of choice, delivering high quality housing in a location adjacent to a range of employment, retail and leisure opportunities. The residential offer will contribute to the creation of a distinctive sense of place. The residential element of the scheme will be built at up to 380 units per hectare, with units built to a high standard of sustainable design, as explained in the Environmental Standards Statement and Design and Access Statement. Unit sizes range from studio apartments to a large four bed penthouse, with the majority of units comprising two bedrooms. The range of units available will appeal to a diverse mix of occupier and complement the wider range of housing available within the city centre by meeting a specific need for more high quality apartments. The site comprises previously developed land and the

• Take account of any environmental constraints on a site's development. • Be designed to give privacy to both its residents and neighbours.	development will deliver useable amenity space, appropriate levels of parking for cars and bicycles, privacy to residents and appropriate levels of sound insulation. The Transport Statement describes the site's highly accessible location, the Design and Access Statement and Environmental Statement describe the environmental constraints impacting the site and amenity considerations are considered in Section 6 above.
Policy H8 (Affordable Housing) The Council requires affordable housing or an equivalent financial contribution, for all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed.	Market research set out within the Regeneration Statement identifies that the priority is for large, high quality apartments within the city centre in order to support the economic growth of the city and to diversify the City Centre housing market, rather than to provide affordable housing. Further, the location of the site, in the heart of the city and immediately adjacent to Spinningfields, the CBD and civic quarter, offers the ideal opportunity to provide apartments which are conveniently located for those who need to be located close to those functions. For these reasons, in addition to the viability point explained below, no affordable housing is proposed to be included within the development. In terms of the possibility of an equivalent financial contribution, a confidential viability appraisal was submitted with the original planning application for the approved development to assess the ability of the development to deliver such provision. This included detailed analysis of the costs of development. In the case of the approved development, there were significant costs for particular aspects of the development

	which exceeded those typically expected for commercial developments of this kind. These included cross-funding the provision of the new synagogue, the development of a 5* hotel (which would be more expensive to deliver than a budget hotel, yet would provide lower returns) and the retention, refurbishment and reuse of the Police Station building. Further, the scheme would deliver significant public realm improvements through the creation of a new public square and through improvements to the streetscape on adjacent streets. All of these aspects of the scheme had either been identified as a key priority for the city or this site within various strategies and documents, or through consultation with stakeholders and members of the public. Given that the site is located at the heart of the city in a sensitive heritage setting, and given that the approved building is tall, delivering a high quality design with high quality materials had also been identified as a key priority of the approved development. However, this has also resulted in significantly higher construction costs. Within the viability appraisal, the total costs of the development were subsequently assessed against the future value of the scheme. In that case the final projected value of the scheme had been robustly quantified from detailed market analysis reports, prepared by independent surveyors. These were submitted alongside the appraisal. The appraisal concluded that the scheme was viable and was able to deliver the additional development costs in order to comply with wider Council policy, and regeneration and economic strategies. However, the appraisal demonstrated that the level of realistic return was such that the applicant was not able to directly support affordable

	housing, either on site or by way of contributions, and the provision of such would have prejudiced the delivery of the scheme which was considered to be critical to the economic progress of the city. However, the report to Members of the Planning Committee advised that the Council had a significant interest in the land which was the subject to the application and that through this interest the Council would address contributions towards affordable housing in order to satisfy the requirements of policy H8. It was on that basis, and in the context of the viability appraisal, that in that instance, as affordable housing contributions were to be made through the land transaction with the City Council, a section 106 was not required. As a result, the effect was that an appropriate level of affordable housing would as a matter of fact be delivered as a result of the proposals through this mechanism. The submitted confidential viability appraisal was subjected to an outsourced, independent review which confirmed its robustness and conclusions. The outcome of the review was considered by the planning committee and in granting planning permission for the approved development, they accepted the report's conclusions that the scheme was unable to directly support any contributions to affordable housing by the applicant. In doing so however members of the committee would have been aware that an appropriate contribution would be provided through the medium of the Council's landownership, as described above. This position has not materially changed in the context of the proposed amendments to the approved development as

	the project returns remain comparable with those previously accepted. As stated throughout the application documents, the section 73 application is being submitted as part of the detailed design process for the development, and seeks consent for a number of relatively minor design, functional and operational improvements. These have arisen as a result of more detailed design works which have taken place as a precursor to construction, and further assessment regarding the scheme's delivery. Importantly were these changes not consented then the firm position of the applicant is that it will deliver the consented scheme notwithstanding that some of the elements would be sub-optimal. Thus, this comprises a "fall back" to which regard should be had in determining this application.
Policy C1 (Centre Hierarchy) This policy sets out a centre hierarchy across the wider City. The City Centre is the focus for comparison retail for the Manchester City Region. Its catchment exceeds the City boundaries and the capacity for future comparison development reflects this. The focus for new comparison retail is the Primary Shopping Area. The City Centre is also the regional focus for commerce, culture, leisure and tourism. The City Centre has a need for additional convenience retail to meet the needs of a growing residential population, but this role is distinct from its comparison retail function, with a different catchment.	The proposed development is consistent with this policy in that it will not jeopardise the retail functions of the city centre or the Primary Shopping Area. Further, the uses proposed reflect the city centre's regional role as the focus for commerce, culture, leisure and tourism.
Policy T2 (Accessible Areas Of Opportunity and Need) The Council will actively manage the pattern of development to ensure that new development: -	The proposed development is consistent with the Council's aspirations for the pattern of development across the city.

• Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections; • Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites. Within the City Centre, development should provide a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development as well as having regard to the need for disabled and cycle parking, in line with standards.	The site has good access to the main economic drivers, is accessible by a choice of means of transport and to a range of services and facilities required by residents. The level of parking reflects the site's location and the proposed uses and is justified fully within the Transport Statement.
Policy EN 1 (Design Principles and Strategic Character Areas) All development in Manchester will be expected to follow the seven principles of urban design (below) and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised. • Character: a place with its own identity • Continuity and enclosure: a place where public and private places are clearly distinguished • Quality of the public realm: a place with attractive, and successful outdoor areas • Ease of movement: a place that is easy to get to and move through • Legibility: a place that has a clear image and is easy to understand • Adaptability: a place that can change easily • Diversity: a place with variety and choice <u>City Centre Character Area</u> The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological	The Design and Access Statement sets out in detail how the proposals respond to the principles of design, which it is considered the scheme successfully achieves. Additionally, Chapter 8 of the Environmental Statement assesses the scheme within its townscape and character area context. A thorough understanding of the site's context, in particular its heritage and character, has informed the evolution of the project principles and the detailed design. It is considered that the proposed development will create a new landmark in the city which will contribute positively overall to the city's townscape and character, at street level as well as the skyline. The scheme retains the existing site buildings which contribute the most to townscape, and seeks to create new spaces and places around these to stitch them into an exciting new landmark destination, as part of the city's

remains and an historic street pattern. • Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. • While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. • Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.	ongoing evolution. The scheme will create active street frontages around the significant majority of the street level, whilst also providing significant activity at high levels through the creation of publicly accessible gardens, leisure and event spaces, through the creation of terrace spaces for 5* hotel and apartment residents, and through the creation of terraces for some office floors. The roof-top restaurant and bar to the former police station will provide further activity at higher level. The creation of such spaces and multi-layered uses will combine with the high quality design to create a real landmark development for the city, which will enhance the character of the Peter Street/ Deansgate conservation area. The development will also recreate open space in front of the Abercromby pub, reflecting the former street pattern in this area and increasing permeability through the site.
Policy EN2 (Tall Buildings) Supports high rise buildings where it can be demonstrated that they: • Are of excellent design quality, • Are appropriately located, • Contribute positively to sustainability, • Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and; • Will bring significant regeneration benefits. Fundamentally, tall buildings should complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. Suitable locations will include sites within and immediately adjacent to the City Centre with	Section 6 above sets out a detailed response to Historic England's tall building guidance which largely replicates the requirements of Policy EN2. The Design and Access Statement explains why the design is considered to be of excellent quality and why the height is appropriately located. In summary, the general acceptability of tall buildings in the city centre arises from Policy EN2 which states that locations suitable for tall buildings will include city centre sites. Other policies set out aspirations for the city's growth whilst recognising that the geography of the city centre constrains its outward growth. Further, the requirement for landmark

particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes. By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment. It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.	buildings and the efficient use of land naturally lead to the development of buildings of height. The principle of redevelopment of the application site arises from the fact that the police station is vacant and the Jewish community require a new synagogue. The site has also been identified by MCC as not contributing positively to city life or its economy; it is an inefficient use of land in an internationally important city. The street block is also one of the very few central sites in the city which does not contain a listed building. The Design and Access Statement sets out in detail that the essential inclusion of a place of worship, 5* hotel, the existing public house and police station, and the inclusion of new public space within the site is required to be supported by office, residential and leisure uses in order to create a successful place and to enable the scheme to be viable. Initial testing showed that to accommodate all of these uses on site, buildings of height would be required. Work to test and explore different massing models was undertaken to test the appropriateness of tall buildings in this location. This modelling concluded that generally taller, more slender buildings had a lower impact on heritage and townscape receptors than a lower, but blockier development. As the scheme progressed, in order to include the public house and the police station building, it became necessary to include an element of mid-rise development. The balance between high rise and midrise within the scheme now approved is considered to be more successful in addressing the various aspirations and heritage considerations in relation to the site and development than the scheme originally submitted in January 2017.

	To confirm the appropriateness of the massing of the proposed buildings in this location, detailed testing of various viewpoints around the city was undertaken prior to planning consent being granted for the approved scheme, which refined the position, height and form of the development. The supporting documents for the approved scheme demonstrated how the scheme represented sustainable development. They stated that the scheme will contribute positively to place making, as detailed in the Design and Access Statement, and will provide significant regeneration benefits, as described in the Regeneration Statement. Micro-climate impacts in terms of wind, sunlight, daylight and overshadowing, were assessed. The proposed amendments to the scheme do not change any of the points made above. Three of the original viewpoints have been revised in relation to the scheme, as proposed to be amended, and these were found not to change the previous impact assessments in relation to heritage or townscape. There are no further significant impact changes in relation to wind, sunlight, daylight or overshadowing.
Policy EN3 (Heritage) Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient	The Demolition Justification Statement identifies that the three buildings on site are considered to be non-designated heritage assets which are positive contributors to the character and appearance of the Deansgate/ Peter Street Conservation Area and that their demolition would adversely impact the character and appearance of the

monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.	Conservation Area. The approved scheme sought to retain those assets which have the highest townscape value, namely the public house and the police station frontage. The decision to propose demolition of the synagogue and rear parts of the police station was made on sound grounds as is fully justified in the Demolition Justification Statement, and was accepted by Manchester city council in granting planning permission. The decision balanced the need to provide the wider public benefits of the development against the heritage value of the assets, which was informed by detailed research and professional heritage advice. The Heritage Impact Statement concluded that the proposals will result in one instance of moderate-major adverse impact on the setting of a listed building (Grade I listed Albert Memorial), six instances of moderate impacts (Grade I listed Town Hall, Grade I listed St Ann's Church, Grade II* Town Hall Extension, the Grade II* listed Memorial Hall, Grade II listed former entrance to Deansgate Goods Station, and Grade II listed 235-291 Deansgate), and ten instances of minor impacts, and consequently also the character and appearance of the Albert Square, St Peter's Square and St Ann's Square Conservation Areas. The Heritage Impact Statement concluded that the proposed development will result in less than substantial harm to the identified heritage assets. This position and the impacts identified does not change as a result of the proposed amendments, as confirmed in the Addendum to the Heritage Impact Assessment. The NPPF states that harm to the heritage assets should be weighed in the overall balance with the numerous public

	benefits of the scheme, as explained above, and the townscape benefits of the proposals as set out within Chapter 8 of the Environmental Statement.
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: • All development must follow the principle of the Energy Hierarchy. • Wherever possible new development must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. • Where possible new development will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. • Where appropriate new development will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.	The energy strategy for the development is formulated around a collective approach to implement a sustainable development incorporating environmentally sound methods of construction, low or zero Carbon Emissions and passive design techniques. A keystone of the design concept for the development is to create diversity in the energy supplies and in particular to move away from a reliance on mains grid supplied electricity. The design aspiration is to incorporate such technologies that meet and exceed local authority requirement for renewable technology, and create diversity in demand that provides a shift in maximum energy requirements. As such the following technologies were considered for the proposed development; - Combined Heat and Power (CHP) - Water Source Heat Pump - Heat Recovery Ventilation - Passive or Low Energy Cooling - district heating connection Energy use, and therefore CO2 emissions, will further be reduced by:- • the high-performance building envelope that is not fully glazed and includes additional shading devices

	• reducing the lighting load by continuing the glazing around the perimeter and increasing the glazing composition to the lower levels, where there is natural shading provided by the colonnade, • using highly efficient plant and intelligent lighting and metering controls, • meeting and improving minimum U-value standards, limiting detrimental solar gains, and reducing air leakage, • maximising useable daylight through advanced building design and intelligent lighting controls, • utilising high-efficiency luminaires with low-energy lamps, including fluorescent and LED, • using automatic switching and dimming controls, • providing high-efficiency heating and cooling systems to serve office areas, • utilising inverter-driven fan systems with heat recovery to maximise energy saving, • providing Building Management Systems (BMS)to control building services systems, and • providing energy metering systems to allow energy use to be attributed to its end use.
Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) It is considered that the Regional Centre will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. Within these areas new development will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that	As identified in the previous response, the development will include low and zero carbon decentralised energy infrastructure, which includes air source heat pumps.

these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.	
Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) Applications will be expected as a minimum to meet CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.	An Energy Statement has been prepared to support the planning application. As listed in the measures above, the scheme will utilise air source heat pumps and will achieve a minimum of 15% increase on the Part L 2010 efficiency measures for the hotel and office uses and 19% on the Part L 2013 for the residential.
Policy EN8 (Adaptation to Climate Change) All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: • Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability • Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways • The need to control overheating of buildings through passive design • The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation	In achieving adaptability to climate change, the development will ensure minimisation of flood risk by incorporating SUDS, a reduction of Manchester's urban heat island effect through the use of Green Infrastructure such as soft landscaping. The design of the building façade is generated in response to the external environment and the needs of the internal users; it includes purge ventilation within the facade. The high performance façade will reduce the energy load for the development. This will then be reduced further through the use of highly efficient plant, intelligent lighting and metering controls. This includes highly efficient heating and cooling systems, localised heat recovery ventilation systems, connection to the district heating and low energy LED lighting throughout.
Policy EN14 (Flood Risk)	

Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.	The majority of the Site is considered to be at a low or negligible risk of flooding from all sources. However, the Environment Agency Risk of Flooding from Surface Water Velocity Map indicates that during storm events with a low chance of occurring, there is surface water flow along Jackson's Row and Bootle Street in an east to west direction. Site levels on the northern and southern boundary of the Site will be engineered to ensure that any flow would not be directed onto the Site and cause flooding. Since all roads adjacent to the Site are located within Flood Zone 1, access and egress should not be affected during an extreme flooding event. Surface water run-off will be directed away into attenuation storage structures that have been sized to retain all excess surface water run-off generated beyond the proposed discharge rate. This design has been based on providing storage up to and including the critical 1 in 100 year event (plus a 40% allowance for climate change) within the confines of the Proposed Scheme. The Flood Risk Assessment provides greater detail.
Policy EN15 (Biodiversity and Geological Conservation) The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.	There are no statutory designated ecological sites within or immediately bordering the Site, however there is one Special Area of Conservation (SAC) (Rochdale Canal SAC) located 6.1km to the northeast. A review of available information identified three non-statutory sites (SBIs), within 2km of the Site. Potential effects on the SAC and SBIs are not anticipated to be significant. A review of the available information within the local area has found no suitable habitat or records for protected

	species other than breeding birds and bats. Updated bat surveys have been completed (2019 and 2021) and concluded that there is no evidence of bats roosting in the Site and there is very limited potential for foraging across the Site given the limited vegetation present on the Site. Therefore the potential for disturbance or loss of bats during the construction phase is considered to be low. As a precautionary measure, buildings should be re-surveyed prior to demolition or other construction activities. Given the limited vegetation on Site the potential for disturbance or loss to breeding birds during the construction phase is also considered low. It is assumed that the Construction Environmental Management Plan will include measures to ensure an ecologist provides appropriate checks for the presence of breeding birds prior to any demolition or other construction activities. There is opportunity within the building design plans to provide valuable wildlife habitats within the proposed green spaces as included within the proposed design, including suitable provisions for the locally highlighted black redstart. Assuming the precautionary measures are implemented, the effects of the Proposed Scheme on biodiversity are not considered to be significant and the proposals include the creation of new ecological habitats. More detail is provided in the Biodiversity Assessment appended to the ES.
Policy EN16 (Air Quality) The Council will seek to improve the air quality within Manchester. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created	An assessment of construction dust has been undertaken and is provided in ES Appendix 2.4). A qualitative assessment of the potential impacts on local air quality from

by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.	construction activities has been carried out for this phase of the Proposed Scheme using the IAQM methodology. This identified that there is a medium risk of dust soiling impacts and a low risk of increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust and PM10 releases would be significantly reduced. The residual effects of dust and PM10 generated by construction activities on air quality are therefore considered to be not significant. The residual effects of emissions to air from construction vehicles and plant on local air quality is considered to be negligible. In addition, a quantitative assessment of the potential impacts during the operational phase was undertaken using ADMS Roads to predict the changes in NOx, NO2 and PM10 concentrations that would occur due to traffic generated by the Proposed Scheme. The results show that the Proposed Scheme would cause a negligible increase in pollutant concentrations but would not cause any exceedances of the statutory objectives. The results also show that future users of the Proposed Scheme would not be subject to the considered pollutants in concentrations that would exceed the statutory objectives. Based on the assessment significance criteria, the residual effects of the Proposed Scheme are considered to be negligible for all pollutants assessed. Furthermore, it is considered that the development proposals comply with national and local policy for air quality.

Policy EN17 (Water Quality) With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: • Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; • Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses; • Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site; • Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.	During the construction phase, there would be a number of activities which could reduce surface water quality with respect to physical contaminants. The construction activities may lead to the disturbance and mobilisation of physical contaminants (i.e. dust, sediments and muds). However, there are no open watercourses within the Site or its vicinity, and a surface water drainage system would be implemented, together with SuDS to restrict and treat surface water run-off. There would also be a sediment control system that would ensure no sediments enter any wider connections. Based on the assumption that flows would be controlled and attenuated as part of the drainage system, potential increase in sediment loading entering surface watercourses and drainage features is considered to be insignificant. During the operational phase of the Proposed Scheme, the majority of the Site would be occupied by built form and hard-standing. Therefore, there is anticipated to be a low volume of physical contaminants (sediment) which could potentially be entrained in surface water run-off over hard-standing and landscaping areas and discharged to surface water receptors. Furthermore, the Proposed Scheme includes for covered car-parking which should reduce the risk of pollutant transport. The potential effects of changes to physical contamination (i.e. sedimentation) entering surface water bodies and drainage features during the operational phase are therefore considered to be insignificant. As such the development accords with this policy.
Policy EN19 (Waste)	

All developers should demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) and submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.	A Waste Management Strategy has been submitted with the application to demonstrate how both demolition and construction waste will be minimised and recycled on site wherever possible. It includes further details regarding the segregation and management of waste during the operational phase. In all cases, the approach to waste management will follow the principles of the waste hierarchy.
Policy PA 1 (Developer Contributions) Where needs arise as a result of development, the Council will seek to secure planning obligations in line with regulations/guidance. Through such obligations, the Council may seek planning gain contributions. Where development has a significant impact on the Strategic Road Network developer contributions would be sought through section 278 agreements. In determining the nature and scale of any planning obligation, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account. These issues will be addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.	The development will not have a significant impact on the strategic highway network and therefore no contributions will be required to mitigate highway impacts. Further, the Jackson's Row Strategic Regeneration Framework does not seek developer contributions for the site and no specific need for planning obligations has been identified through pre-application consultation with the City Council. In terms of the possibility of developer contributions, a confidential viability appraisal was submitted with the planning application for the approved development to consider the ability of the development to provide such provision. This included detailed analysis of the costs of development In that case, there were significant costs for particular aspects of the development which exceeded those typically expected for commercial developments and these were taken into consideration in relation of Policy PA1. These included:-

	• the bringing back into use a largely vacant and underused site, • the provision of a new synagogue building for the Manchester Reform Synagogue, • the retention, refurbishment and reuse of the Police Station, • the development of a 5* hotel which is needed by the city (which is more expensive to deliver than a budget hotel, yet will provide lower returns), • the creation of significant new publicly accessible spaces, • the creation of new public routes, • the activation of uninviting streets encouraging transformation of the wider area, • the incorporation of public art, and • the resurfacing of adjacent pavements immediately outside the site boundary (through a Section 278 Highways Agreement). All of these aspects of the scheme had either been identified as a key priority for the city or this site within various strategies and documents, or through consultation with stakeholders and members of the public. Given that the site is located at the heart of the city in a sensitive heritage setting, and given that the approved building is tall, delivering a high quality design with high quality materials which had also been identified as a key priority of the development. This also resulted in higher construction costs. Within the viability appraisal, the total costs of the development were subsequently assessed against the future value of the scheme. In that case the final projected value

	of the scheme had been robustly quantified from detailed market analysis reports, prepared by independent surveyors. These were submitted alongside the appraisal. The appraisal concluded that the scheme was viable and was able to deliver the additional development costs in order to comply with wider Council policy, and regeneration and economic strategies. However, the appraisal demonstrated that the level of realistic return was such that the applicant was not able to directly support affordable housing, either on site or by way of contributions, and the provision of such would have prejudiced the delivery of the scheme which was considered to be critical to the economic progress of the city. The submitted confidential viability appraisal was subjected to an outsourced, independent review which confirmed its robustness and conclusions. The outcome of the review was considered by the planning committee and in granting planning permission for the approved development, they accepted the report's conclusions that the scheme was unable to directly support any contributions to affordable housing by the applicant. This position has not materially changed in the context of the proposed amendments to the approved development as the project returns remain compatible with those previously accepted. As stated throughout the application documents, the section 73 application is being submitted as part of the detailed design process for the development, and seeks consent for a number of relatively minor design, functional and operational improvements. These have arisen as a result

	of more detailed design works which have taken place as a precursor to construction, and further assessment regarding the scheme's delivery. Importantly were these changes not consented then the firm position of the applicant is that it will deliver the consented scheme notwithstanding that some of the elements would be sub-optimal. Thus, this comprises a "fall back" to which regard should be had in determining this application.
Policy DM1 (Development Management) All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- • Appropriate siting, layout, scale, form, massing, materials and detail. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. • Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. • Community safety and crime prevention. • Design for health. • Adequacy of internal accommodation and external amenity space. • Refuse storage and collection. • Vehicular access and car parking. • Effects relating to biodiversity, landscape, archaeological or built heritage. • Green Infrastructure including open space, both public and private.	The application package as a whole, and detailed responses to other relevant policies demonstrate compliance with this policy.

• The use of alternatives to peat-based products in landscaping/gardens within development schemes. • Flood risk and drainage. • Existing or proposed hazardous installations. • Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques. In terms of energy targets this policy should be read alongside policy EN6. For new residential development meet as a minimum Code Level 6 of Code for Sustainable Homes standards and for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.	
Unitary Development Plan	
DC7 New Housing Development The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.	All the residential units are designed to Approved Document Part M, Volume 1 M4(2) standards. This means that units are accessible and adaptable. The requirement specifies that reasonable provision will be made for people to gain access to and use the dwelling and its facilities. The provision will be sufficient to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaption of the dwelling to meet the changing needs of occupants over time. Further, 10% of units are spatially designed to be wheelchair adaptable and are designed to Approved Document Part M, Volume 1 M4(3a). This means that dwellings will be fully accessible by wheelchair users. Provision will be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs, or meet the needs of occupants who use wheelchairs.

	Whilst the development will offer generously sized residential accommodation and will include predominantly 2 bedroomed units, the development is not specifically targeted at families and as such, any families who do chose to live within the development are expected to be small in number and would not warrant the specific provision of play facilities in this location. Notwithstanding this, the proposed public realm would offer an attractive location to relax and socialise.
DC26 Development and Noise The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control. New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.	A Noise Assessment has been undertaken and is included within the Environmental Statement. Given the proximity of adjacent properties, noise impacts will occur during the construction phase however these will be mitigated as far as possible and they will be intermittent and temporary. During the operational phase, the use of the street-level public square and roof-top terrace have the potential to generate noise impacts on nearby properties and receptors. The running of events and the use of the terrace will therefore need to be carefully managed. Details regarding the management of the public spaces will be provided and are expected to be agreed with MCC before the development opens. The noise assessment has informed the façade design of the proposed development to ensure that internal noise levels are acceptable and policy compliant.
Guide to Development in Manchester	
The SPD part of the Guide sets out advice for developers in relation to the	The requirements of the Guide to Development in

following:- • Design • Accessibility - Design for Access 2 • Environmental Standards • Street Hierarchy • Parking Guidelines • Housing Density • Promotion of a Safer Environment • Design for Health • Internal Design Principles In terms of design, the key considerations are:- • Character and Context: A place with its own identity • Continuity and Enclosure: A place where public and private spaces are clearly distinguished • Legibility: A place that has a clear image and is easy to understand • Ease of Movement: A place that is easy to get to and move through • Quality of the Public Realm: A place with attractive and successful public areas • Diversity: A place with variety and choice • Adaptability: A place that can accommodate change and innovation.	Manchester have been followed in the design of the scheme and the Design and Access Statement explains how the approved scheme responds to the principles set out within the document. The principles equally apply to the scheme as proposed to be amended.
Residential Quality Guidance	
Make It Manchester Key 'ingredients': • Strong character • Mixed of 'old and new' • Appropriate density o Tall buildings need to demonstrate how proposals have addressed the assessment criteria provided within MCC Core Strategy policy EN2 and	The residential units proposed will form part of a mixed use development that will create a new destination within Manchester city centre, adding to the rich character around the site by mixing old and new. The density of the development accords with policies at all levels and reflects its city centre and easily accessible location. Section 6 of this statement provides a Tall Building analysis.

Historic England's Guidance on Tall Buildings. Also, they should be accompanied by a Townscape & Visual Impact Assessment (in line with the Guidelines for Landscape and Visual Impact Assessment 2013) and Visually Verified Views (locations to be agreed with MCC/ Historic England where appropriate). Key 'actions': • Make The Most Of Manchester's Heritage • Protect & Frame Views • Appreciate Scale • Consider Materials & Details • Embrace And Encourage New Design Approaches The Council will require Applicants to demonstrate how proposals: • Fully consider and appreciate the existing context and character; • Are distinctive and rooted in a sense of place; • Are well considered and use a high-quality material palette; • Properly consider how architectural detailing to safeguard the future quality of proposals; and • Are of an appropriate scale.	It is recognised that the development will have a detrimental impact on some of Manchester's heritage, including listed buildings and the character of three conservation areas. It will also result in the loss of one non-designated heritage asset, and the partial loss of another. However, on balance, the benefits of the development, which include its contribution to 'Making it Manchester', in diversifying housing choice and far exceeding the standards set out in the Residential Quality Guidance document, such as in terms of space standards, far outweigh the harm caused. The development will embrace and encourage new design approaches, as evidenced by the creation of significant new public realm on the site, rather than simply developing new buildings. The selected anodised metal fascia material is complementary to the traditional red brick of Manchester and is of high quality; reinforcing the design and quality excellence of the development. The Design and Access Statement and Townscape and Visual Impact Assessment demonstrate how the development has evolved through full consideration of the existing context and character, that the design is rooted in a sense of place, is of appropriate scale and how the architectural detailing will safeguard the future quality of the proposals.
Make It Bring People Together This section is dedicated to improving the lives of people. Key 'Ingredients':	The residential development will be located within a vibrant new development, centrally located within the city centre, where there are a vast number of places and opportunities to meet. These include the public spaces forming part of the St Michael's development, restaurants and bars and a

• Opportunities to Meet • A Mix of People • A Sense of Community Key 'Actions': • Ensure Connections To A Destination o As a rule, residential development should be within an easy walking distance (400m) of a range of day to day destinations, which might include: local shops; community facilities; sports facilities; playgrounds; parks and spaces. • Meet The Neighbours (offer the opportunity to bring neighbours together, while respecting privacy and personal territory and avoiding loitering) • Consider Demographics • Design To Encourage Activity The Council will require Applicants to demonstrate how proposals: • Clearly demonstrate market position and need; • Have addressed diversity and affordability requirements; • Create opportunities for meeting and getting to know the neighbours; and • Encourage activity and social interaction.	synagogue. The wider design of the proposals has been developed to encourage activity and social interaction. The residential development responds to a recognised, specific need for high-quality, larger than average apartments within the city centre, as evidenced in the Regeneration Statement. The range of residential units on offer will vary from studio apartments to a penthouse apartment. All the apartments will cater to, or be capable of conversion, to meet the needs of the elderly or less able, with 10% being fully wheelchair accessible. This will allow a mix of people to reside within the development. The site is within the city centre which provides a diverse range of services and facilities appropriate to the residential development proposed.
Make It Animate Streets and Spaces Key Ingredients: • Real Street Frontages • Opportunities For Observation • Public Realm Key Actions: • Understand The Ground Floor And The Street	The Design and Access Statement demonstrates how the scheme has evolved ensuring that new, vibrant public spaces are a key priority, in order to create a new city destination. The new public square and publicly-accessible roof-top garden will be animated by vibrant bar and restaurant uses and by the various other uses which comprise the development, including offices, apartments and a hotel. The new development will also increase activity on adjacent streets (Southmill Street, Bootle Street and Jackson's Row) by, not only increasing footfall, but by designing building entrances, providing glazing and adding

o Flexible leasing strategies, as well as the promotion of independent uses, should be encouraged. • Orientate Entrances Towards The Street • Consider The Threshold • Increase Visibility • Use Lighting Effectively The Council will require Applicants to demonstrate how proposals: • Have an understanding of how the design responds to street hierarchy; • Have considered how the ground floor design contributes to creating a safe and active street; • Create a range of opportunities for natural surveillance and observation; and • Have facilitated safe and enjoyable public realm.	active uses along these frontages. It is the intention of the applicant, which will be translated into the management arrangements of the development, that independent retailers and occupiers will be encouraged into the development, particularly in relation to the bar / restaurant units. Safety within and around the development has been a key design consideration and as a result the proposals include high levels of natural surveillance to all aspects. Greater Manchester Police have reviewed the approved scheme and are satisfied with the design. These principles are equally relevant to the scheme as proposed to be amended.
Make It Easy To Get Around Key Ingredients: • A connected network • Modal choice • Legibility Key Actions: • Enhance Walkability • Promote Cycling • Deliver A Clear Street Hierarchy • Provide Easy Access To Public Network • Create A Navigable Place The Council will require Applicants to demonstrate how proposals:	The development is located within the city centre and is easily accessible. Walking and cycling to the development are encouraged, through legible design and the inclusion of cycle parking and showers, where appropriate. The Transport Statement and Design and Access Statement provide greater detail.

• Facilitate and encourage walking and cycling; • Create clear, safe and obvious connections to the public transport network; • Define a clear street hierarchy; and • Support opportunities to improve wayfinding and orientation	
Make It Work With The Landscape Key Ingredients: • Green infrastructure • Blue infrastructure Key Actions: • Incorporate Landscape • Connect with the City's Waterways • Protect And Enhance Biodiversity • Introduce Street Trees • Appreciate The Microclimate o Buildings that are taller than their immediate surroundings will have an impact on the wind environment at street level. Where this is the case, wind analysis should be undertaken to understand and where required mitigate the effects of wind on pedestrian comfort and safety. • Incorporate Sustainable Urban Drainage The Council will require Applicants to demonstrate how proposals: • Have a clear rationale for how the scheme sits within the landscape; • Connect to the wider green and blue infrastructure network; • Introduce street trees; and • Incorporate rainwater management.	The site does not presently include significant green infrastructure and includes no blue infrastructure. Notwithstanding this, the intention is to make net biodiversity gains and to introduce new soft landscaping. The wind environment has been thoroughly tested to ensure that all areas of the development will be appropriate for their intended use, whether walking or sitting, and to ensure that the development creates no onsite or offsite safety issues. The development will appropriately manage rainwater and includes Sustainable Urban Drainage systems, as identified in the Drainage Strategy.
Make It Practical	

Key Ingredients: • Dealing With Cars • Tidy Up Waste • Cycle Parking & Storage Key Actions: • Offer Appropriate Solutions to Car Parking, with the below recommended parking standards – o City Centre - Developments will be required to provide a minimum 30 - 40% parking provision for developments within 800m walk of a public transport node (bus corridor, tram stop or train stop); o Outside City Centre - new apartment development will be expected to provide 100% parking provision as a starting point. • In both scenarios, reduced on site provision may be justified on the basis of: o Secure cycle parking in excess of 50% provision relative to apartment numbers, (4 cycle spaces per car park space) o Identification of sufficient off-site capacity, within 5 minutes' walk of the proposed development, to accommodate designated spaces associated with the development (via a long term leasehold to be available for the life of the development); o Provision of designated on-street parking, subject to satisfactorily demonstrating the spaces will be properly designed and integrated into the street scene in agreement with the Local Planning and Highways Authority, and in accordance with the wider principles of this document. • Provide Cycle Parking And Storage o The design of internal layouts should be evaluated in anticipation that bicycles may be stored within the home. o On street cycle parking should be in obvious, well-overlooked locations and well lit. o In higher density blocks, shared cycle parking should be accessed through the main lobby or a dedicated entrance at street level to ensure it is safe and secure. o Outdoor visitor cycle parking should be securely located under cover to	In relation to parking, no specific standards apply and levels are considered on a site by site basis. In total, 44 parking spaces are proposed which are considered acceptable practically and would not result in significant trip generation, these are therefore considered acceptable. With regard to cycle parking, the residential cycle storage area is to be located in the basement separately from the hotel and office cycle storage allocation, with lift access to the residential units. Temporary stopping will take place in the parking bays on the adjacent streets. Visitors will make use of parking facilities in the adjacent area including on-street parking or designated car parks. Provision for the collection and storage of waste in accordance with Manchester's waste policies has been provided.

provide appropriate weather protection • Accommodate Temporary Stopping o An adequately sized bay should be provided to enable these activities to take place without blocking or dominating the street scene. • Design for Waste. The Council will require Applicants to demonstrate how proposals: • Incorporate sufficient car parking in an appropriate location that does not harm pedestrian movement; • Provide secure cycle parking for residents and visitors, which is safe and convenient and within the envelope of the building; • Provide sufficient bin storage to accord with MCC's standards and is conveniently located with minimal impact on the street scene; and • Have considered where temporary stopping could be accommodated.	
Make It Future Proof Key Ingredients: • Resilience • Adaptability & Flexibility • Technology Key Actions: • Incorporate Sustainable Design Approaches • Embrace New Ideas • Adapt To Demographic Changes • Anticipate Extreme Weather Conditions • Think Retrofit And Reuse First o Residential development should be mindful of the need to retain key features, and – in buildings with generous floor to ceiling heights – to work with these proportions to ensure that new floors do not cut across windows.	The design of the building façade is generated in response to the external environment and the needs of the internal users. The building envelope is to be constructed from a high performance unitised cladding system. This will provide high levels of insulation to the façade with very low levels of air leakage. The unitised system will be pre-fabricated and brought to site for installation as pre-assembled panels that are fixed to the structure. Its fabrication in factory conditions ensures the panels are of the highest quality. This is especially important when constructing tall buildings where on site assembly of façade systems at height can be very difficult to execute resulting in performance issues and failures.

The Council will require Applicants to demonstrate how proposals: • Have mitigated for a higher risk of extreme weather events, both new and in relation to future modelling; • Have retained and incorporated fit for purpose buildings of heritage value; • Are able to be adaptable to accommodate change; and • Consider the use of technology to reduce energy use.	The high performance façade as described above will reduce the energy load for the development. This will then be reduced further through the use of highly efficient plant, intelligent lighting and metering controls. This includes highly efficient heating and cooling systems, localised heat recovery ventilation systems, and low energy LED lighting throughout. The façade material is highly weather and UV resilient. The scheme includes SUDS to store and control the release of runoff water which has been modelled to take into account future climate change. The floor to ceiling heights and internal layouts of the building are such that future flexibility for the use and layout of the buildings is maintained.
Make It A Home Key Ingredients: • A Clear Threshold And Entrance • Space And Daylight • Storage • Privacy Key Actions: • Consider Space And Daylight o Space standards within dwellings should comply with the National Described Space Standards as a minimum. o Maximising natural daylight is important, with floor to ceiling heights at a minimum 2.4m in living and bedroom spaces. A minimum height of 2.5m	The residential apartments have been designed to meet the national housing space standards as a minimum. In addition to this the apartments have been designed to meet the more onerous overall space standards as set out in the London Housing Design Guide (1 bed, 2 people 50 sq.m GIA, 2 bed, 4 people 70 sq.m GIA, 4 bed, 6 person duplex 107 sq.m GIA). It was agreed with the City Council at the inception of the project that we would use the London Housing Design Guide standards as at the time the Manchester housing design guide did not exist. The living and bedroom spaces of the residential apartments have generous floor to ceiling heights of 2.50m

will be strongly encouraged in all habitable areas. o Where possible, there should be direct sunlight into living spaces; single aspect, north facing accommodation, or that is orientated 45 degrees either side of north, should be avoided. • Get The Internal Circulation Right o Corridor lengths should be kept reasonably short and with minimum width of 1200mm. o Where double loaded[14] corridors are proposed, care should be taken to ensure that doors on opposite sides do not face one another directly. o Residential development of five floors (including ground) and over should provide a single lift to all corridors, increasing to two lifts where there are seven floors (including ground). o For larger scale developments, the introduction of a goods lift should be considered, which can take larger objects (or muddy bikes) and help with removals. • Provide Appropriate And Sufficient Storage • Ensure Visual And Acoustic Privacy o Acoustic separation, when measured at the line of inside face of the external and party walls should achieve Building Regulations requirements plus 5dB. o While the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded. • Deliver Private External Amenity Space o This should be no less than 5 sq. m in the case of one bed units, increasing to 7 sq. m for two bedroom units and 9 sq. m for a three bed units. The Council will require Applicants to demonstrate how proposals:	All apartments are either east or west facing or are dual aspect corner apartments. The internal corridors are 1.2m wide which meet the standards. The corridors are only in very short in length between lift lobbies and as such this width is acceptable. The corridors are not double loaded[15]. There are 3 15-people residential lifts with a further service/furniture lift. Acoustic performance of party walls and floors will achieve the minimum requirements of the building regulations. The elevated location of the apartments within the upper half of the tower provide fantastic uninterrupted views out across the city with minimal overlooking. All apartments except studios include balconies. The balconies for the two-bedroomed apartments on come levels fall short of the desired sizes due to size and shape of the balconies. Residents would however have access to other outdoor amenity space within the development.

[14] Double-loaded doors are those with doors on both sides of the corridor
[15] Double-loaded doors are those with doors on both sides of the corridor

• Meet the Nationally Described Space Standards; • Provide sufficient storage space; • Maximise opportunities for daylight; • Provide sufficient private amenity space in the most appropriate location; and • Have considered the balance between the number of homes accessed from lift cores and neighbourliness.	
Make It Happen Key Ingredients: • Construction Detail o Should include 1:20 bay studies (part elevations and associated sections) of typical facade details that demonstrate how the design: o uses appropriate materials; o will shed and drain water away from the building to prevent staining of façades; o is efficient and maintainable, and o How a building has been adapted to its orientation. • Value Engineering • Design Champion • Construction Compliance Key Actions: • Encourage Peer Review • Submit Bay Studies • Submit Quality Method Statement • Design Team Retention • Ensure Good Workmanship The Council will require Applicants to demonstrate how proposals:	As explained earlier in this report, the design was peer reviewed by Places Matter! and has been subject to detailed discussions with Historic England throughout. Long-term, Hodder+Partners architects are retained by the client to oversee the project through the detailed design and construction stages of the project. A sample panel of materials has been provided. 1:50 façade details and bay studies of the building façade are included within the planning drawings. The design team has already established a specialist supply chain to assist in the proposed design to ensure it implements best practice and to ensure buildability. Key areas of focus have been the structural grid, core design, podium construction and the cladding design, where the design team has collaborated to optimise the design to ensure the proposed is buildable and within budget.

• Have considered if the scale or prominence is such that it would be required to be brought to the regional Design Review Panel; • Will retain Design Team members through the life of the development; • Have submitted a sample panel, at a commensurate scale to allow each of the key elements of the facade to be reviewed and approved; and • Have considered the method of construction and detailing prior to making a formal application.	

APPENDIX B

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14th February 2018

Dear Mr Brettell,

Ref: 114664/FO/2016 Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works. | Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate Manchester M2 5GU

Thank you for your summary of the minutes of the Conservation Areas and Historic Buildings Panel's review of 9 January. The feedback appears to be founded on a nostalgic view of this quarter of the City, and not representative of a confident, progressive, developing international city.

The dynamic of this part of the City has changed in recent times. The development of Spinningfields as a business district should be a catalyst for stronger east/west connections to the Civic and City Core. Although there is a vision for Lincoln Square, these east/west connections remain poor. Bootle Street is ostensibly a service road, and Jackson's Row is a street where people park their cars on meters and walk elsewhere. This is in part due to the necessary introspective nature of the former police station and the lack of street- or place-making buildings. It is extraordinary to think that the almost hostile, inactive nature of these streets should remain in the flawed belief that this character should be retained. To reiterate, this area of the City has changed and the St. Michael's Quarter has an important role to play in its continued regeneration.

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Former Police Station

Firstly, it is the Southmill Street building which is being retained, not the 'Bootle Street frontage'. The austere two rear wings to Jackson's Row and Bootle Street are primary contributors to the inactive street frontages. We examined the feasibility of their retention but the structural alterations necessary to punctuate the facades, activate and humanise the street were such that their retention became meaningless. Historic England (HE) agreed with this strategy, furthermore stating the proposed activation of the streets would *'...enhance the conservation area'*.

Podium design

The colonnade seeks to perform and a number of levels. Firstly, it a cohesifying device for the disparate entrances and uses within the development, secondly, it affords physical weather protection to pedestrians, thirdly, it introduces a human-scaling device to the street wall, fourthly, it increases the apparent width of Jackson's Row creating a mediating 'zone' between the street and inside, and finally, it is an architectural device that gives emphasis to the topography of the site.

The architectural expression of the podium seeks to add a contemporary layer to this part of the City, whilst affording a visual solidity when looking along the street frontage in response to the solidity of adjacent street walls. It's scale seeks to respond to the scale of surrounding mid rise buildings within the conservation area.

We explored varying the expression of the podium to that elsewhere within the proposals but concluded that the case for a 'unified cladding system' was compelling; an expressive cohesifying device to give identity to the St. Michael's Quarter.

Bootle Street frontage roof extension

The highly glazed roof extension is set back 1.5m from the rear face of the former police station frontage. Pragmatically, a greater setback would render the extension unusable as a restaurant to the proposed boutique hotel beneath. The core to the office building that rises above this is setback again, its materiality different to the roof extension to give further emphasis to the setback. It clearly has to rise to the height of the uppermost floor of the office building. It is animated with glazing to the escape staircases, albeit with a bronze mesh interlayer.

Sir Ralph Abercromby pub interface.

Historically, the pub was embedded within a terraced typology, hence why it has only two primary elevations. Currently it has no context. The new square, and its location at the head of the square, will give it a new context and recognise that its context has been everchanging. The podium 'wraps' around the two previously embedded elevations, its scale and detail fragmented in response to the finer elevational detail of

the pub. This arrangement consciously gives visual emphasis to the pub, in much the same way as our Motel One gives to Monroes on London Road.

Hotel entrance

The hotel concierge is off Jackson's Row, not only to activate the street as mentioned above, but also to be adjacent to the drop-off within the street, so important to the hotel operator. The main reception is actually at level 6 overlooking the roof garden, a strategy adopted by many international hotel brands. This strategy also means that the new square is traffic free and a place for people.

Tower roofline

I don't understand the intention with this proposal and would suggest that it extends beyond the remit of the panel.

Impact on the conservation area and setting of the Town Hall

Clearly the views of the panel are not aligned with those of Heritage England (HE). HE has been quite clear that the retention of the former police station frontage and Sir Ralph Abercromby pub, the activation of the street frontages and the permeability afforded by the proposals enhances the conservation area. This has been the outcome of a number of consultations and collaboration with HE. It is acknowledged, using the terminology within National Planning Policy Framework, that there will be some harm to the setting of the Albert Memorial, but HE have concluded that accumulatively this will be less than substantial. Indeed it has concluded that the impact on St. Ann's Square is not substantial and that of the mid rise office building on the conservation area, neutral. We believe that the public benefits, and unique regeneration opportunity afforded by this development will outweigh the harm.

Yours Sincerely,



Stephen R Hodder MBE PPRIBA
Chairman
Hodder+Partners

From:	Diane Ellis
To:	d.brettell@manchester.gov.uk
Cc:	Mike Ralph; Anthony Kilbride
Subject:	St Michael"s
Date:	29 January 2018 15:07:00
Attachments:	image001.png

Dave

Further to our recent meeting, I am writing to respond to some of the initial queries/points raised relating to the planning application. These are as follows:-

1. **GMP Comments –** Further to the consultation response from GMP, we confirm that the scheme either incorporates the measures outlined within Section 3.3 of the Crime Impact Statement or the scheme is able to do so and these will be incorporated into the design as it develops. A full response to the Crime Impact Statement is provided within the Design and Access Statement.

2. **Details of hotel operator –** as we discussed during our meeting, it is not possible to provide significant further detail regarding the operation of the hotel at this stage. We can confirm however that we are in legals with a world class 5* international hotel brand. Over the past several months we have been working with them to incorporate their design needs required to facilitate their branding.

3. **Use of local materials and labour –** as we discussed in the meeting, due to the nature of the project, the design and the high quality materials proposed, manufacturers for specialist materials are limited. We therefore need to be cautious about committing to using locally sourced materials across the board. For more readily available materials we will seek to use local suppliers wherever possible. For the more specialist materials, where a UK manufacturer exists which is able to supply materials to the required standard, we can invite them to tender. In terms of local labour, we will seek to provide job opportunities locally and will work with your colleagues to provide these.

4. **Folding Bike Storage –** To clarify, each apartment will contain a cupboard which can be used for folding bike storage. Such provision is in addition to the 292 bike storage spaces in the basement.

5. **Lighting Regime –** At this stage the project does not have a specialist lighting consultant on board. The Design and Access Statement states that "It is expected that the operational lighting installations associated with the Proposed Scheme will be designed to best practice guidance, including British Standard (BS) 5489-1:2013. It is therefore considered that upward light will be limited and new lighting will provide a more consistent level of lighting improving a sense of security. Additionally, any new lighting will be designed to ensure that the source of lighting is not facing or adjacent to a residential window. There is no intention to light the tower specifically other than the provision of aircraft warning lights. A high level lighting strategy will ensure visibility and accessibility for all across the site and will be subject to a later phase of design and a planning condition." We therefore suggest that specific details of the proposed lighting be conditioned for agreement at the detailed design stage as is typical with schemes such as this.

I trust that this information is helpful. We will respond separately on the Environmental Health comments, and on some of your other queries which are close to being addressed, but thought it would be helpful to provide the available information above, rather than holding items back until everything is ready to be issued.

Kind regards

Diane

Diane Ellis

Associate Planner

BA(Hons), MA, MRTPI, PIEMA

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From:	Diane Ellis
To:	d.brettell@manchester.gov.uk
Cc:	Mike Ralph; Anthony Kilbride
Subject:	RE: St Michael"s (Email 1 of 3)
Date:	31 January 2018 11:01:00
Attachments:	(--)202 - Context Elevation - Bootle Street.pdf (--)203 - Context Elevation - Jackson"s Row.pdf (21)110 - Facade Study - Colonnade.pdf (SK)0UG - Ground Floor GA Plan (MAKE comp).pdf (SK)112-Use Summary - Retail.pdf image001.png

Dave

Further to my previous email, please find attached and below more information as requested.

1. **Re-presentation of drawings –** We have provided a series of additional drawings, largely for illustrative purposes, to provide clarification and/or to provide further detail in relation to some of the information already submitted. These drawings overlay the current scheme with the previous scheme, overlay 201 Deansgate on the western elevation, remove vegetation from the elevation drawings, provide larger-scale detail of the colonnade, separate out the retail unit information from the Design and Access Statement and provide more detail regarding the terrace elevations. The drawings submitted are:-

    - (21) 110 – Façade Study – Colonnade
    - (SK) 112 – Use Summary – Retail
    - (--) 202 – Context Elevation – Bootle Street
    - (--) 203 – Context Elevation – Jackson's Row
    - (--) 217 - Planning Elevation – External
    - (--) 223 – Planning Elevation – Jackson's Row
    - (--) 224 – Planning Elevation – Deansgate
    - (SK) 0UG – Ground Floor GA Plan

2. **Maintenance -** To confirm, the tower will be cleaned via abseiling. We are not able to put a cradle on the roof due to the penthouse, hence the proposed method of cleaning.
3. **Accessibility of boutique hotel –** The boutique hotel, including all rooms and common areas, will be developed to comply with Part M Volume 2 of the Building Regulations with regard to access to and use of the building. The hotel has been designed to include for one wheelchair accessible room at base build. The exact detail and location of this room will be developed as the design progresses and in agreement with MCC, as required.
4. **Trees –** In relation to trees, those on the terraces and roof levels will be within planters, whereas those at street level will be planted within good sized trees pits. Detailed service surveys are still required so the location of proposed trees at street-level may change slightly.

I trust that the above is of assistance.

Kind regards

Diane

From: Diane Ellis
Sent: 29 January 2018 15:07
To: d.brettell@manchester.gov.uk
Cc: Mike Ralph <Mike.Ralph@zerum.co.uk>; Anthony Kilbride <Anthony.Kilbride@zerum.co.uk>
Subject: St Michael's

Dave

Further to our recent meeting, I am writing to respond to some of the initial queries/points raised relating to the planning application. These are as follows:-

1. **GMP Comments –** Further to the consultation response from GMP, we confirm that the scheme either incorporates the measures outlined within Section 3.3 of the Crime Impact Statement or the scheme is able to do so and these will be incorporated into the design as it develops. A full response to the Crime Impact Statement is provided within the Design and Access Statement.

2. **Details of hotel operator –** as we discussed during our meeting, it is not possible to provide significant further detail regarding the operation of the hotel at this stage. We can confirm however that we are in legals with a world class 5* international hotel brand. Over the past several months we have been working with them to incorporate their design needs required to facilitate their branding.

3. **Use of local materials and labour –** as we discussed in the meeting, due to the nature of the project, the design and the high quality materials proposed, manufacturers for specialist materials are limited. We therefore need to be cautious about committing to using locally sourced materials across the board. For more readily available materials we will seek to use local suppliers wherever possible. For the more specialist materials, where a UK manufacturer exists which is able to supply materials to the required standard, we can invite them to tender. In terms of local labour, we will seek to provide job opportunities locally and will work with your colleagues to provide these.

4. **Folding Bike Storage –** To clarify, each apartment will contain a cupboard which can be used for folding bike storage. Such provision is in addition to the 292 bike storage spaces in the basement.

5. **Lighting Regime –** At this stage the project does not have a specialist lighting consultant on board. The Design and Access Statement states that "It is expected that the operational lighting installations associated with the Proposed Scheme will be designed to best practice guidance, including British Standard (BS) 5489-1:2013. It is therefore considered that upward light will be limited and new lighting will provide a more consistent level of lighting improving a sense of security. Additionally, any new lighting will be designed to ensure that the source of lighting is not facing or adjacent to a residential window. There is no intention to light the tower specifically other than the provision of aircraft warning lights. A high level lighting strategy will ensure visibility and accessibility for all across the site and will be subject to a later phase of design and a planning condition." We therefore suggest that specific details of the proposed lighting be conditioned for agreement at the detailed design stage as is typical with schemes such as this.

I trust that this information is helpful. We will respond separately on the Environmental Health comments, and on some of your other queries which are close to being addressed, but thought it would be helpful to provide the available information above, rather than holding items back until everything is ready to be issued.

Kind regards

Diane

Diane Ellis

Associate Planner

BA(Hons), MA, MRTPI, PIEMA

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From:	Diane Ellis
To:	d.brettell@manchester.gov.uk
Cc:	Mike Ralph; Anthony Kilbride
Subject:	St Michaels - Environmental Health Consultation.
Date:	02 February 2018 12:01:00

Dave

Please find our response to the Environmental Health comments below. I have numbered the points for ease of reference. Our responses are in bold.

Kind regards

Diane

Noise

1. In relation to noise, Env. Health have recommended the following condition :

   "The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

   Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

   Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties."

   Can you please confirm that these noise levels are fully achievable throughout the scheme.

   Entertainment noise created within the leisure units will be able to comply with this condition with mitigation in place. In terms of the outdoor entertainment areas in the worst case scenario, we have assessed against the criteria 10dB below the LA90 in each octave band at the existing receptors (see ES Chapter Para 6.7.58 & Table 6.20 and 6.21) and also the future proposed worst affected aspect of the Block A (east façade). It has been demonstrated that during 'typical use' of the upper square the criteria are met at the Old Nags Head and marginally exceeded at the Radisson Blu Hotel, the criteria cannot be met at the east façade of the Block A tower. Notwithstanding this, it has been demonstrated that the criteria for internal noise levels, including those stipulated in the 63Hz and 125Hz octave frequency bands from the proposed entertainment noise, can be met inside rooms on the worst affected façade of the development. This assessment is presented in Paragraph 6.7.104, Table 6.34. This criteria can be achieved with suitable mitigation in the form of glazing and ventilation specification also presented in the ES

Chapter.

In addition, Env. Health have stated :

"I have reviewed the noise assessment prepared by WSP dated November 2017 within the EMS and whilst it is accepted that the design still hasn't been finalised and relevant information is yet to be provided to the acoustic consultants, I have the following comments:

1 .Noise from the ball room has not been assessed in the report. We will require an assessment of the expected noise level from the ball room area along with noise limits to ensure that our internal noise criteria will be met in the residential space when a typical function is being held within the ball room

Assessment of noise transmission to the habitable rooms of the development will be addressed at later design stages. The ball room is located within the podium building and is separated from the residential accommodation by the hotel rooms. Notwithstanding this, there are no foreseen reasons at this stage which would suggest that such criteria cannot be complied with throughout the development. Indeed, given the high quality nature of the operation, the applicant would wish to be satisfied that such standards are achieved for their own purposes.

2 . We have concerns with the external roof terrace operational proposals discussed in the acoustic report. We would not look to agree amplified entertainment or public address systems / amplified voices or live music in these open areas. We would also require a full operational statement for the type of use including the hours and numbers of people in any one time in the rooftop public bar areas and external areas / event spaces at level 10. The report has stated there could be up to 1000 people at any one time which we cannot support. There is no way of controlling the noise from this number of patrons and we feel that this will negatively impact the amenity of proposed and existing premises. The external areas need further review and consideration.

The assessment of noise within these areas was based on the available information at the time. Some assumptions were made on the types of uses, the number of people and also times of operation. As part of the assessment the ES has considered noise from a 3.5 person group size (i.e. 286 people out of 1000 capacity talking at any one time) for raised voices. It does not assess 1000 people per se. This approach is considered to represent a worst case scenario. A possible noise condition has also been presented within the ES to ensure any public address system / PA / live music does not exceed a certain level in the public open space, which would provide MCC with some control over the potential noise impacts associated with this proposed entertainment use. It is also proposed within the planning submission that further details of the operation of the external roof terrace are to be submitted as part of a planning condition. This will give the Council additional control over the operation and management of the external terrace and on this basis we consider that the use of the terrace can be satisfactorily controlled and managed and therefore should be permissible. There are very few residential properties in the area and the use of the terrace will not be too dissimilar from the sort of events which take place in Albert Square over which there are likely to be more than 1,000 people at one time and over which there is very little planning control.

3 . If there are to be balcony areas or terrace areas for the event space then we will require an assessment and details of lobby door systems to ensure that noise breakout from entertainment noise does not impact on the proposed residential space when doors open for access and egress

This will be developed in the detailed design stages and in some cases will rely on the specific operator requirements of units. As such, we suggest that a condition be attached requiring such details prior to occupation.

4 . We will require an updated report once the design develops to provide details of maximum permissible noise levels in the event spaces and in the commercial areas (A3, A4, A5) to ensure entertainment noise levels do not exceed our noise criteria externally and within existing and proposed properties. Details of internal specification for walls, floor slab and ceilings will be required (and glazing where included) along with details of how the recommended entertainment levels will be set and subsequently controlled.

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops, however there are no foreseen reasons at this stage which would suggest that such criteria cannot be complied with throughout the development. Indeed, given the high quality nature of the operation the applicant would wish to be satisfied that such standards are achieved for their own purposes.

5 . We will require a post completion report at the end of the development which should be included as part of the condition but we cannot comment further at this stage due to stage the design is at and the information made available to the consultant".

This is acceptable in principle.

2. Also in relation to noise, a condition is recommended requiring a scheme for acoustically insulating the proposed residential accommodation against noise from neighbouring areas. The condition will state that:

"There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation

scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively."

Can you please confirm that this will be achievable throughout the development

The internal criteria stated within the recommended condition to be achieved within the proposed residential accommodation is in line with current guidance and the methodology adopted as part of our assessment. The assessment has demonstrated that, in principle, this criteria can be achieved.

In relation to this condition, Env. Health state:

The above report has made a basic assessment of the noise break-in to the proposed habitable premises and I have the following comments to make at this stage.

1. A basic assessment of the required glazing has been provided based on the simple calculation and the required glazing has been recommended for the habitable spaces within the mixed use development to ensure our internal noise criteria are met. However, at this stage a more rigorous and detailed break in assessment will be required using the full complex calculation along with glazing examples once the design develops to confirm the facade and glazing specification.

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops, however there are no foreseen reasons at this stage which would suggest that such criteria cannot be complied with throughout the development.

A specific assessment of the background noise level should be provided during times when the Venue nightclub is in operation rather than using an averaged out assessment over the course of the continuous monitoring which may significantly reduce the background noise level used for the assessment. Whilst this is acceptable for the road break-in noise, we will require an assessment for entertainment noise break in and necessary glazing and façade specification when considering the low frequency entrainment noise in the existing noise climate during certain times (i.e. Friday and Saturday night up to 4am

In context of this comment, we assume that the use of the term 'background noise level' is inferring to the baseline noise level and not the LA90 (i.e. the background noise level as defined in BS 4142:2014). On this basis, the ES has assessed the cumulative impact of existing and future proposed entertainment noise in conjunction with road traffic noise. The prediction model is based on measured noise levels of the Venue and the Albert Hall entertainment premises whilst in operation and assumes these entertainment events concurrently for a continuous duration of the entire 8 hour night-time period. The following are the modelled parameters;

- **The sound source levels have been taken as the average Leq, 15min of entertainment noise measured while events were taking place;**
- **The Venue has been entered as a point source assuming this to be the front façade /**

door of the building;

- **The Albert Hall has been entered as a number of point sources representing the skylights/windows to the rear of the building;**
- **The entertainment sources have assumed to be continuous steady-state throughout the 8-hour night-time period;**
- **Receivers were then positioned representative of each floor of the development on the north, east south and west aspects of the Block A tower.**

These predicted levels have then driven the outline noise mitigation recommended. Additionally a prediction has been made of the worst affected façade and mitigation required so as to meet the low frequency criteria stated in Point 1 above.

2. Similarly, a more detailed assessment of the façade specification and build requirements will need to be made with regard to noise break-in and our internal noise criteria once the design is at a more advanced stage.

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops.

3 . In order to meet the noise criteria, the assessment has assumed mechanical ventilation in the residential and hotel elements of the development with openable windows for rapid purge ventilation only. We will require details and an assessment of the proposed system and how it will be selected and controlled to ensure our noise criteria can be met whilst in operation. We do however accept that the mechanical ventilation may be designed to provide some level of making noise from nearby entertainment noise so further comment will be required once the equipment has been selected and the design has developed further.

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops.

4 .An assessment of structure borne noise and vibration and noise transfer should also be included in the updated report from noise from kitchen extraction equipment in internal risers for example and noise carrying through the building from the adjoining entertainment areas proposed.

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops.

5 .An assessment of noise from the proposed leisure / retail areas will need to be considered. If there is still to be a gym included as part of the development (initially proposed to be located within the residential tower) then an assessment and recommendations will be required to ensure suitable insulation against noise transfer, flanking and structure borne noise will be required including acoustic floor build up, wall and ceiling performance / specification to protect occupiers from noise and vibration from activities within the gym. (for instance, entertainment noise, free weights areas, impact machines etc)

This is acceptable in principle and should form a condition of any planning consent. The information can be provided as the design develops.

6 It is recommended that service risers, lift motor rooms etc are not located next to habitable rooms, particularly bedrooms and details of the necessary insulation and specification of the riser wall areas and openings will be required in the updated report to protect occupants from noise and vibration transfer.

As can be seen from the proposed layouts, risers are located within the tower's core and are separated from the apartments and hotel rooms in almost all cases by a corridor. In a small number of cases, i.e. no more than two hotel rooms or apartments per floor, lifts or risers are not separated by a corridor. However, these are not immediately adjacent to habitable rooms but are separated by bathrooms, or storage cupboards and bathrooms. In all cases, appropriate insulation will be installed to ensure there are no adverse noise and vibration impacts, the specifications for which should be submitted under a planning condition.

7. We will require the provision of a post completion noise report at the final stage of development and should be included as part of the planning condition. We cannot comment further at this stage until the design is at a more advanced stage and the acoustic consultant is in receipt of more updated information."

This is acceptable in principle.

3. A condition is recommended regarding Noise – external equipment insulation, as follows:

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. A post completion report will be required once developed to include sound testing to ensure that any installed equipment does not exceed the above noise criteria".

Environmental Health go on to provide comments for consideration:

The plant noise levels have been provided based on the background noise study and the above criteria. However, the plant is yet to be selected and the technical data has not yet been supplied to the acoustic consultant.

Once the detailed design of the plant has been developed and the technical specification provided to the consultant, an updated report will be required to demonstrate that the equipment will operate within the plant noise limits provided. Consideration to plant characteristics such as tonality, intermittency and impulsivity shall also be included in the report along with the penalties to be applied and any required mitigation

An assessment of any feature corrections will also need to be included along with any

necessary penalties applied.

Should the noise from the plant exceed the noise limits provided, acoustic attenuation measures shall be recommended

We will also require a post completion noise report to confirm that the equipment when in full operation meets the above criteria

This is a standard condition which MCC typically include for developments of this nature and is fully expected and acceptable. The requirements of the condition are in line with the assessment approach adopted and again would be considered further at the detailed design stages.

Waste

Regarding waste, the following condition is recommended:

"Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required."

Env. Health have reviewed the waste management strategy submitted and have the following comments. Please can you respond accordingly.:

"1.The residential scheme is relying on a waste chute for transferring waste from the apartments to the refuse containers. However, MCC no longer accept schemes using waste chutes so the proposals will need to be amended. The waste guidance was updated last year so the updated document should be considered as part of the application

WSP consulted with Graeme Souter (MCC Environmental Health) in September 2017 querying waste design requirements and referenced GD004. No response was received. Notwithstanding this, it is considered that the acceptability of waste chutes is a management issue. This is provided that it is as easy to recycle waste as it is to dispose of general waste, which in this case it will be. It is not uncommon for schemes built to this standard throughout the world to include refuse chutes. Indeed, 5* hotel operators require refuse chutes and are experienced in their effective management. In this case, the onsite management staff will operate and maintain the chute to extremely high levels of service and as a result a refuse chute should be considered acceptable. The effective operation of the building's services is in the best interests of the residents and hotel guests and ultimately the management company itself. We request that Environmental Health reconsider the refuse chute in this instance.

2. The refuse container presentation point is still to be confirmed so this will need to be provided once confirmed

The project team will identify a bin presentation point at ground floor level for bin collection as the detailed design develops. We suggest that this be conditioned.

3. The waste proforma for the commercial element needs to be updated to include the proposed containers and collection frequency for pulpable waste"

The estimated volume of dry mixed recycling and the associated number of bins calculated in the Waste Management Strategy report take into account pulpable waste. It is not proposed to segregate pulpable waste at source and have this collected separately in separate bins. This is because commercial waste contractors are able to collect pulpable waste as part of a dry mixed recycling stream. There is no reference in GD004 to segregating commercial pulpable waste at source and having this collected separately.

Air Quality

In relation to air quality, the following condition is recommended:

"An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority".

This has already been submitted as part of the Volume 2 of the ES so no further action is required.

In relation to this condition, the following points need to be addressed:

"Developments which introduce new exposure into an area of existing poor air quality (e.g. an AQMA) should also be considered

WSP have considered new exposure into an area of existing poor air quality and it's covered in paragraph 5.2.13 and 5.2.14. All new proposed receptors start with the suffix P in the appendices.

An air quality assessment has been prepared by WSP which states that air quality impact of the development will be classed as negligible. However, we will require an updated or amended report / memo to include comment regarding the boiler or CHP system once this has been confirmed and the information provided to the consultant.

As already acknowledged in the air quality assessment, once information regarding the specific boiler or CHP system is available, this will be 'assessed at a later post planning design stage' in the form of an amended report or memo. It is suggested that a condition be attached to any planning consent specifically requesting this update.

The applicant should also consider the provision of electric car charging points within the car park area which under guidance should provide 1 charging point per 10 spaces. The applicant will need to confirm this as part of the proposals."

The Transport Statement at paragraph 3.3.5 states that 5 electrical vehicles (EV) charging

points are proposed to be included in the scheme.

We trust that these responses are acceptable. However, should Environmental Health have further comments we suggest that a meeting is set up as soon as possible to discuss in further detail.

Kind regards

Diane

From: David Brettell [mailto:d.brettell@manchester.gov.uk]
Sent: 16 January 2018 11:16
To: Mike Ralph <Mike.Ralph@zerum.co.uk>; Diane Ellis <Diane.Ellis@zerum.co.uk>
Subject: St Michaels - Environmental Health Consultation.

Mike / Diane,

I have received the following comments from Environmental Health, and would request a full response on all the points raised.

In relation to **noise**, Env. Health have recommended the following condition :

"The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties."

Can you please confirm that these noise levels are fully achievable throughout the scheme.

In addition, Env. Health have stated :

"I have reviewed the noise assessment prepared by WSP dated November 2017 within the EMS and whilst it is accepted that the design still hasn't been finalised and relevant information is yet to be provided to the acoustic consultants, I have the following comments:

1 .Noise from the ball room has not been assessed in the report. We will require

an assessment of the expected noise level from the ball room area along with noise limits to ensure that our internal noise criteria will be met in the residential space when a typical function is being held within the ball room

2 . We have concerns with the external roof terrace operational proposals discussed in the acoustic report. We would not look to agree amplified entertainment or public address systems / amplified voices or live music in these open areas. We would also require a full operational statement for the type of use including the hours and numbers of people in any one time in the rooftop public bar areas and external areas / event spaces at level 10. The report has stated there could be up to 1000 people at any one time which we cannot support. There is no way of controlling the noise from this number of patrons and we feel that this will negatively impact the amenity of proposed and existing premises. The external areas need further review and consideration.

3 . If there are to be balcony areas or terrace areas for the event space then we will require an assessment and details of lobby door systems to ensure that noise breakout from entertainment noise does not impact on the proposed residential space when doors open for access and egress

4 . We will require an updated report once the design develops to provide details of maximum permissible noise levels in the event spaces and in the commercial areas (A3, A4, A5) to ensure entertainment noise levels do not exceed our noise criteria externally and within existing and proposed properties. Details of internal specification for walls, floor slab and ceilings will be required (and glazing where included) along with details of how the recommended entertainment levels will be set and subsequently controlled.

5 . We will require a post completion report at the end of the development which should be included as part of the condition but we cannot comment further at this stage due to stage the design is at and the information made available to the consultant".

Also in relation to noise, a condition is recommended requiring a scheme for **acoustically insulating the proposed residential accommodation** against noise from neighbouring areas. The condition will state that:

"There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively."

Can you please confirm that this will be achievable throughout the development

In relation to this condition, Env. Health state:

The above report has made a basic assessment of the noise break-in to the proposed habitable premises and I have the following comments to make at this stage.

1. A basic assessment of the required glazing has been provided based on the simple calculation and the required glazing has been recommended for the habitable spaces within the mixed use development to ensure our internal noise criteria are met. However, at this stage a more rigorous and detailed break in assessment will be required using the full complex calculation along with glazing examples once the design develops to confirm the facade and glazing specification.

A specific assessment of the background noise level should be provided during times when the Venue nightclub is in operation rather than using an averaged out assessment over the course of the continuous monitoring which may significantly reduce the background noise level used for the assessment. Whilst this is acceptable for the road break-in noise, we will require an assessment for entertainment noise break in and necessary glazing and façade specification when considering the low frequency entrainment noise in the existing noise climate during certain times (i.e. Friday and Saturday night up to 4am

2. Similarly, a more detailed assessment of the façade specification and build requirements will need to be made with regard to noise break-in and our internal noise criteria once the design is at a more advanced stage.

3 . In order to meet the noise criteria, the assessment has assumed mechanical ventilation in the residential and hotel elements of the development with openable windows for rapid purge ventilation only. We will require details and an assessment of the proposed system and how it will be selected and controlled to ensure our noise criteria can be met whilst in operation. We do however accept that the mechanical ventilation may be designed to provide some level of making noise from nearby entertainment noise so further comment will be required once the equipment has been selected and the design has developed further.

4 .An assessment of structure borne noise and vibration and noise transfer should also be included in the updated report from noise from kitchen extraction equipment in internal risers for example and noise carrying through the building from the adjoining entertainment areas proposed.

5 .An assessment of noise from the proposed leisure / retail areas will need to be considered. If there is still to be a gym included as part of the development (initially

proposed to be located within the residential tower) then an assessment and recommendations will be required to ensure suitable insulation against noise transfer, flanking and structure borne noise will be required including acoustic floor build up, wall and ceiling performance / specification to protect occupiers from noise and vibration from activities within the gym. (for instance, entertainment noise, free weights areas, impact machines etc)

6 It is recommended that service risers, lift motor rooms etc are not located next to habitable rooms, particularly bedrooms and details of the necessary insulation and specification of the riser wall areas and openings will be required in the updated report to protect occupants from noise and vibration transfer.

7. We will require the provision of a post completion noise report at the final stage of development and should be included as part of the planning condition. We cannot comment further at this stage until the design is at a more advanced stage and the acoustic consultant is in receipt of more updated information."

A condition is recommended regarding **Noise – external equipment insulation**, as follows:

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. A post completion report will be required once developed to include sound testing to ensure that any installed equipment does not exceed the above noise criteria".

Environmental Health go on to provide comments for consideration:

The plant noise levels have been provided based on the background noise study and the above criteria. However, the plant is yet to be selected and the technical data has not yet been supplied to the acoustic consultant.

Once the detailed design of the plant has been developed and the technical specification provided to the consultant, an updated report will be required to demonstrate that the equipment will operate within the plant noise limits provided. Consideration to plant characteristics such as tonality, intermittency and impulsivity shall also be included in the report along with the penalties to be applied and any required mitigation

An assessment of any feature corrections will also need to be included along with any necessary penalties applied.

Should the noise from the plant exceed the noise limits provided, acoustic attenuation measures shall be recommended

We will also require a post completion noise report to confirm that the equipment when in full operation meets the above criteria

Regarding **waste**, the following condition is recommended:

"Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required."

Env. Health have reviewed the waste management strategy submitted and have the following comments. Please can you respond accordingly.:

"1.The residential scheme is relying on a waste chute for transferring waste from the apartments to the refuse containers. However, MCC no longer accept schemes using waste chutes so the proposals will need to be amended. The waste guidance was updated last year so the updated document should be considered as part of the application

2. The refuse container presentation point is still to be confirmed so this will need to be provided once confirmed

3. The waste proforma for the commercial element needs to be updated to include the proposed containers and collection frequency for pulpable waste"

In relation to **air quality**, the following condition is recommended:

"An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority".

In relation to this condition, the following points need to be addressed:

"Developments which introduce new exposure into an area of existing poor air quality (e.g. an AQMA) should also be considered

An air quality assessment has been prepared by WSP which states that air quality impact of the development will be classed as negligible. However, we will require an updated or amended report / memo to include comment regarding the boiler or CHP system once this has been confirmed and the information provided to the consultant.

The applicant should also consider the provision of electric car charging points within the car park area which under guidance should provide 1 charging point per 10 spaces. The applicant will need to confirm this as part of the proposals."

I look forward to hearing from you.

David Brettell
Senior Planner
City Centre Team

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From:	Diane Ellis
To:	d.brettell@manchester.gov.uk
Cc:	Anthony Kilbride; Mike Ralph
Subject:	St Michael"s
Date:	06 February 2018 15:28:00
Attachments:	5 Star Hotel Standard.pdf

Dave

You have asked us to provide you with additional information relating to the operation of the synagogue. Apart from a place of worship with daily services, there will be additional services on Friday evenings and Saturday mornings, and special services for festivals. These will be available to all 600 members although clearly not all will attend every service.

Alongside the religious services, the building will be open every day of the year and available for events, activities and services which include the following:

- Daily meetings with congregants and the two Rabbis;
- Cafe for use by members during the day, along with access to the greater Jewish community who are in town or who work in town;
- Multi faith meetings twice a week;
- Daily senior members' lunches, and bridge and card games;
- Large library;
- Learning sessions a couple of times a week at lunchtime, as well as evening lectures;
- Monthly music events;
- Quiz night monthly;
- Rabbi lectures during the week on an ad hoc basis; and
- Possible weekly events in the hall for weddings, bar mitzvah and other social events.

As requested, I have also attached a briefing paper about the 5* hotel standard.

I trust that these are helpful.

Kind regards

Diane

5* Hotel Standards

There is no set national standard of hotel ratings internationally, or even nationally. The AA introduced a star rating system to classify hotels in 1912, recognising and rewarding establishments for the quality and range of their services and facilities. The AA is the only pan-Britain assessing organisation and is the British Hospitality Association's Patron Supplier for quality rating and assessment to the hospitality industry. The AA's Hotel Quality Standards have evolved over the years to reflect consumer expectations within the industry and to ensure the ratings and awards are accurate, consistent and reliable. Since 2006 it has shared these common standards with the three national tourist boards ensuring consistency with every accommodation rating scheme in the UK.

According to the latest AA standards, an establishment will need to satisfy three elements to reach a particular star rating:

1. All relevant requirements must be met.
2. The overall percentage score for quality must reach the appropriate band.
3. The relevant standard of quality must be met in the six critical of the nine key areas: HOSPITALITY, SERVICE, BEDROOMS, BATHROOMS, CLEANLINESS AND FOOD. The star rating level across all of these six areas must be met in order to achieve a particular star rating.

There are nine key areas in total, in addition to the six critical areas specified above, which are: exterior, public areas, dining room/restaurants. Where additional facilities are provided e.g. spa, these will also be assessed.

There are five levels of quality ranging from One to Five Stars. To obtain a higher star rating a progressively higher quality and range of services and physical facilities should be provided across all areas with particular emphasis in the six critical areas.

Research indicates that quality is of key importance but visitors also expect the level of services and range of facilities in hotels to increase at each star rating level.

In their assessment of quality, the AA take into account the following:

- Intrinsic quality – the inherent value of an item.
- Condition – the maintenance and appearance of an item. Is it fit for the purpose?
- Physical and personal comfort – does the quality of an item detract in any way from the comfort of the user?
- Attention to detail – the evident care taken to ensure that the guest experience is special and of the same high standards for all.
- Guests' choice and ease of use – the guest experience is enhanced through choice – be it the choice of beverages in the room or the choice of room temperature. This is further improved by how usable the guest finds the room and its contents.
- Presentation – the way the room and its contents are presented for guests' arrival and during their stay.

In summary, there is no clear black and white distinction between what makes a hotel 4* or 5*. The attached table sets out the relevant requirements under each star rating, as well as the quality percentage points.

In the case of St Michael's, an established, international luxury 5* hotel operator is sought. The level of quality and service targeted at St Michael's will exceed those of other hotels in the city at present. In particular, the following are identified as key features which will distinguish the hotel and set its standards at an extremely high level.

- Market leading product with high-quality interior design and fit-out;
- Prime location relative to key demand generators and core target markets;
- Attractive building and architecture;
- Best-in-class facilities and customer service, excellent attention to detail;
- Highly experienced management team including a General Manager and Revenue Manager with appropriate experience at comparable luxury hotels;
- Attentive, well-informed and motivated employees across all departments, focused on creating a seamless guest experience from arrival to departure;
- High staff to guest ratio to ensure quality standards and customer expectations are met, maintained and exceeded;
- Premium Front of House operation to provide a welcome reflective of the standard to be portrayed throughout the guests' stay;
- Flawless quality vs. consumer value-for-money perception, reflective of the elite customer experience and service to be created;
- Enhanced sales and marketing plan and platform to ensure effective penetration of key user groups and target markets;
- Direct brand management or a specialist third party operator with suitable luxury hotel management experience.

Key Requirements at each rating level

ONE STAR	TWO STAR	THREE STAR	FOUR STAR	FIVE STAR
30-46%	**47-54%**	**55-69%**	**70-94%**	**85-100%**
• A minimum of five letting bedrooms. • 100% of bedrooms with en suite or private facilities. • Resident guests, once registered, have access to the hotel at all times. Proprietor and/or staff on site all day and as a minimum on call to resident guests at night. • A dining room/restaurant or similar eating area serving a cooked or continental breakfast seven days a week. • A dining room/restaurant or similar eating area serving evening meals at least five days a week (but hotels that do not offer dinner and are located within easy walking distance of a choice of places to eat dinner, can also be rated under the hotel scheme as a metro or town house hotel, as long as this is made clear to all	• *(In addition to the requirement for One Star)* • All areas of operation should meet the Two Star level of quality for cleanliness, maintenance and hospitality, and for the quality of physical facilities and delivery of services.	• *(In addition to the requirements for Two Star)* • All areas of operation should meet the Three Star level of quality for cleanliness, maintenance and hospitality, and for the quality of physical facilities and delivery of services. • Once registered, residents have access at all times during the day and evening (e.g. from 7 am until 11 pm) without use of a key. • Access available outside these times. • Dinner served a minimum of six evenings a week with bar snacks or equivalent available on seventh evening (unless hotel does not have a restaurant – i.e. metro or town house hotel, located close to choice of places to eat). • Room service as a minimum of hot and cold drinks and light snacks (e.g. sandwiches) during daytime	• *(In addition to the requirements for Three Star)* • Expectation is for higher quality of service levels in all departments and in general higher staffing levels; as well as a serious approach and clear focus to the food and beverage offering. • All areas of operation should meet the Four Star level of quality for cleanliness, maintenance and hospitality, and for the quality of physical facilities and delivery of services. • 24 hour room service, including cooked breakfast and full dinner during restaurant opening hours. • Once registered, residents should have 24 hour access, facilitated by on-duty staff. • Enhanced services offered, e.g. Afternoon tea, offer of luggage assistance, meals at lunchtime, table service on request at breakfast. • At least one restaurant,	• *(In addition to the requirements for Four Star)* • Excellent staffing levels with well-structured and dedicated teams with depth in management levels. • Exceptional levels of proactive service and customer care. • All areas of operation should meet the Five Star level of quality for cleanliness, maintenance, hospitality, and for the quality of physical facilities and delivery of services. • Hotel open seven days a week all year. • Enhanced services offered e.g. valet parking, escort to bedrooms, proactive table service in bars and lounges and at breakfast, 'concierge' service, 24-hour reception, 24-hour room service, full afternoon tea. • At least one restaurant, open to residents and non-residents for all meals seven

prospective guests in all marketing and all other hotel requirements are met). • A bar or sitting area with a Liquor Licence. • Hotel generally open seven days a week during its operating season providing, on every day open, the level of service and facilities appropriate to its star rating. • Proprietor and/or staff available during the day and evening to receive guests and provide information/services such as hot drinks and light refreshments. • A clearly designated reception facility. • Meeting all the current statutory obligations and providing Public Liability insurance cover		and evening. Option to provide on request only, without need for full menu promoted in bedroom. Guests should be made aware of this service provision via room information and made aware of prices before ordering. • All bedrooms with en suite bathrooms. • Internal or direct dial telephone system required (minimum is ability to phone from bedroom to reception and vice versa). • Wi-Fi available in public areas	open to residents and non-residents, for breakfast and dinner seven days a week. Hotels without restaurants located within easy walking distance of a range of places to eat are required to serve, as a minimum, snacks/light refreshments in public areas/bedrooms at least in core hours of between 7am to 11pm. • All bedrooms with en suite bathrooms and all with WC and thermostatically controlled showers. • Wi-Fi or internet connection provided in bedrooms.	days a week. • A minimum of 80% of bedrooms with en suite bathroom with WC, bath and thermostatically controlled shower, 20% may be shower only. • A choice of environments in public areas of sufficient relevant size to provide generous personal space. • Additional facilities e.g. secondary dining, leisure, business centre, spa, etc. • At least one permanent luxury suite available comprising of three separate rooms - bedroom, lounge and bathroom.

APPENDIX C



Jackson's Row

Strategic Regeneration Framework

December 2015

make





Framework introduction

This Strategic Regeneration Framework (SRF) is intended to guide the future development of the Jackson's Row/Bootle Street site in a manner that reflects its physical and locational characteristics and the significance of the opportunity that has been identified. This site has been identified as a major regeneration opportunity that can deliver a range of positive economic, social and environmental benefits for the city centre and the wider Manchester city region.

The framework sets out a series of key physical and policy considerations before recording broad development principles and an indicative masterplan. It is intended that this should guide future development proposals within the parameters identified.

The draft regeneration framework will be submitted to Manchester City Council's executive for consideration. Following a period of public consultation with key stakeholders and other interested parties, a final version of the document will be submitted to the city council's executive for approval. Once approved, it will be a material consideration in determining any future planning applications for the development of the site.

Prepared by

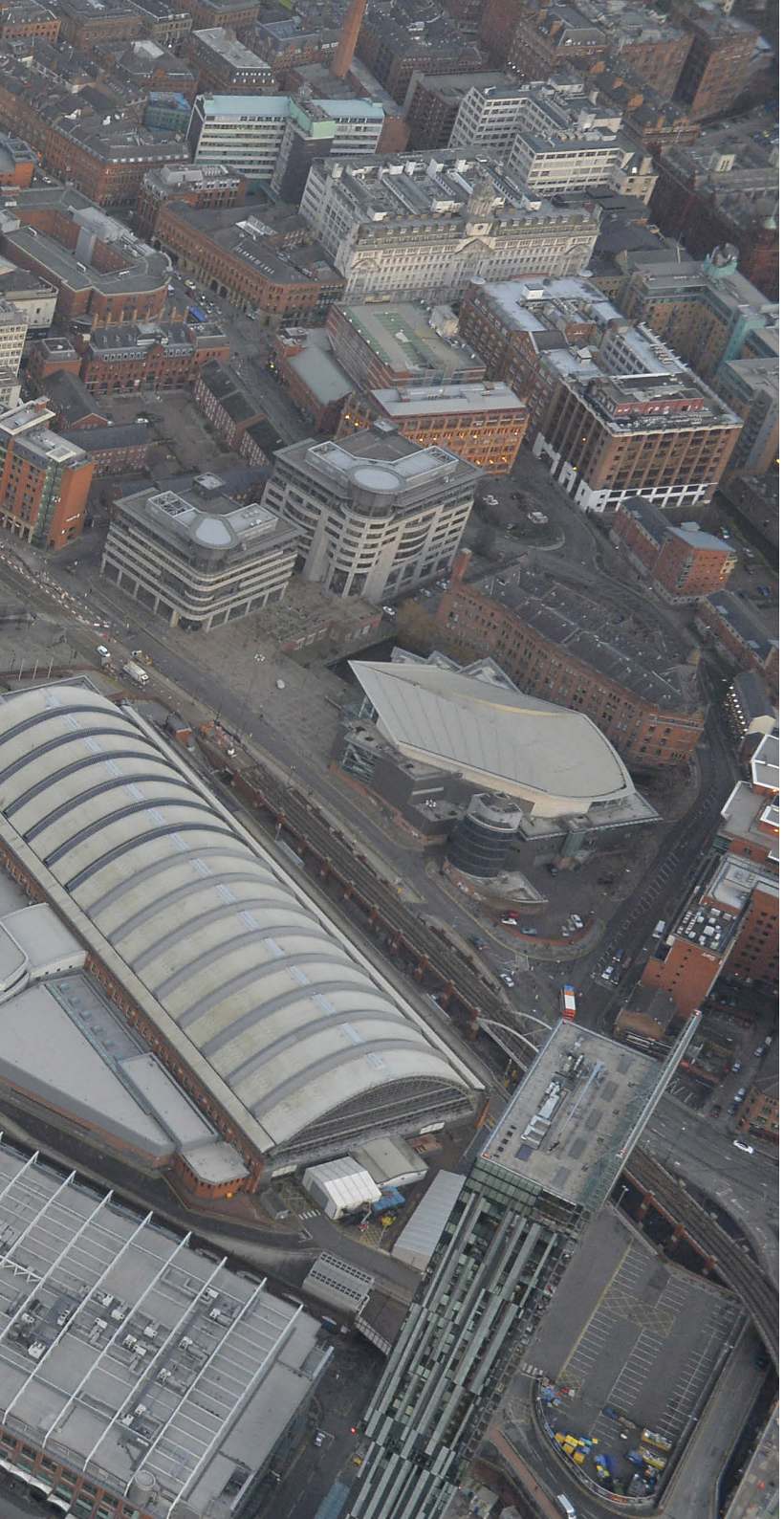
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HERITAGE ARCHITECTURE

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Project summary

A world-class city

Manchester is the UK's fastest growing city, attracting 40,000 more jobs and playing a major part in a projected £5.5 billion increase in Manchester's contribution to the national economy, according to the 'Manchester: A Growing Success Story' report [1]. This will help secure its status as a Beta global city in accordance with the Globalization and World Cities Research Network Study of 2012 [2].

Manchester is the leading professional and business services centre outside of London, with Manchester International Airport providing excellent global connectivity for business and leisure visitors. It is the third most visited city in the UK, with not just British tourists but an added 1.1 million international visitors per year who contribute £6.6 billion to the Greater Manchester economy [3].

Manchester's success story is in part due to its dynamic entrepreneurial spirit and keen commercial edge. New developments will change the face of the city centre, adding to the recent wave of investment, which has the potential to make an impact equivalent to the period after the IRA bombing in 1996.

Sources:
1. Ekosgen (2014) 'Manchester: A Growing Success Story'
2. Globalization and World Cities Research Network (2012) "The World According to GAWC 2012'
3. Marketing Manchester (2014) 'Destination Management Plan'

Regeneration context

Manchester receieved the prestigious MIPIM City of the Year Award in 2014, a recognition of its success in delivering major regeneration projects and attracting international investment. The 20-year redevelopment of the city's retail and commercial core has resulted in a range of high-quality complementary buildings. Strong urban design has helped create a distinctive and contemporary centre that is attractive to new investors and occupiers, and drives growth in jobs in a range of sectors. The renewal of the city centre has already brought many benefits to the city and the wider region.

- The city's population grew by 19% between 2001 and 2011 (Census)
- The city's population is expected to increase by 100,000 by 2030
- Manchester's GVA is forecast to grow by 43% between 2011 and 2023
- 40,000 additional jobs over the same period would represent a higher predicted rate of growth than anywhere else in the UK
- Household numbers are forecast to grow year on year while household size is predicted to fall, increasing demand for new accommodation

Connectivity

Between now and 2017, the city centre will see more than £1 billion of investment in projects that will lay the foundation for continuing development by 'future-proofing' the city's transport infrastructure, according to the Manchester's Growing Success Story report [1]. NOMA, First Street, Spinningfields, St. John's, Metrolink's Second City Crossing, The Northern Hub, Corridor Manchester, Cross City Bus Corridor, and the redevelopment of Victoria Station, St Peter's Square , Piccadilly and the Civic Quarter have all incorporated improved connectivity across the city into their regeneration schemes.

The opportunity

It is against this background that the opportunity presented at Jackson's Row/ Bootle Street has been considered. While the characteristics of the site and the development opportunity will be established by this document, we would immediately highlight the key aims of enhancing investment, facilitating the regeneration of the area, strengthening its functionality, and creating connectivity between key city centre regeneration projects, both delivered and planned.

Jackson's Row/Bootle Street is a project which needs to realise the full potential of what is effectively a 'windfall' development opportunity in that it has emerged as a result of the removal/relocation of its principal land use. Its central qualities will be landmark new buildings of scale, the highest-quality built form and content (land uses and spaces/ public realm), and the creation of a destination in what is currently an overlooked and under-utilised part of an otherwise vibrant city centre.

Strategic Regeneration Framework

Upon adoption, the planning status of this SRF would be a material consideration in the determination of any planning application in respect of the site. It has been prepared in consultation with Manchester City Council by Make Architects and Zerum on behalf of Jackson's Row Development. Contributions to the content of the Framework have been provided by Stephen Levrant, Heritage Architecture. Prior to adoption, the SRF would be the subject of consultation with adjacent site owners, other key stakeholders and residents.
The document itself addresses the following matters:

- Site description, including an overview of the site's history, the existing building and character areas
- The strategic planning regeneration context
- Site analysis
- Review of the aims and objectives of a future development, including land use opportunities, public realm and an indicative masterplan
- The framework for the redevelopment of the site, including core development principles
- Delivery strategy

Site description

The site is bounded by Jackson's Row to the north, Bootle Street to the south and Southmill Street to the east. The site incorporates a number of buildings, including Bootle Street Police Station, Manchester Synagogue, the Sir Ralph Abercromby pub and car parking space.

The area lacks a sense of identity. The major routes through it are fairly drab and uninviting, with many frontages being the rear of buildings, refuse areas, fire escapes etc. The existing streets are ones to avoid rather than use and celebrate.

Adjacency

Within the wider context of Manchester city centre, the site sits adjacent to areas of varying characters and architectural styles. These include the Deansgate/ Peter Street conservation area, the Albert Square conservation area, the St Peter's Square conservation area, Southmill Street, Jackson's Row and Bootle Street.

The area is in a strategic location that links other projects around the Civic Quarter, Spinningfields and, in the future, St. John's. It is also closely linked to the Conference Quarter, allowing the potential for the site to provide complementary facilities.

Linkages

The site is in an area between John Dalton Street and Peter Street which forms an impermeable 'block' and doesn't allow for easy movement. The site and its surroundings lack a sense of place, which discourages multi-trips and footfall. It is important to draw an early distinction between the surrounding parts of the wider city centre, where a broad range of typical city centre facilities and amenities are present, and the site itself (and its immediate surroundings), where few amenities exist.

Neighbouring heritage assets

There are many buildings of architectural interest located close to the site, a large portion of which are late Victorian and Edwardian buildings in the dense urban form.

There is also a high concentration of high-Gothic-style buildings a short distance from the site, including Manchester Town Hall, John Rylands Library, Lloyd's House and Lawrence Buildings, along with seven listed statues, as well as a series of large early 20th-century civic and commercial buildings, such as the Midland Hotel and Central Library, which occupy large footprints close by.

Overall, the area has not been built comprehensively, and consists of multi-phase streets with buildings of varied ages and architectural styles. The quality of these varies widely but does include some individual buildings of high quality.

Proximity to high-quality retail/leisure amenity

The site's surrounding area includes world-class visitor attractions, including the Museum of Science and Industry (MOSI), John Ryland's Library and the People's History Museum, leisure offerings at the Great Northern, niche and high-street retailing at Castlefield, and cultural assets such as Manchester Opera House and St Mary's Church. These all prove that the surrounding area generates high footfall and visits from more than just commuters.

Excellent transport connections

The site is well connected within the city centre, with close proximity to main A-roads, major train stations and the national motorway network. The site is well connected to the city centre's primary north-south routes, including Deansgate and Cross Street.

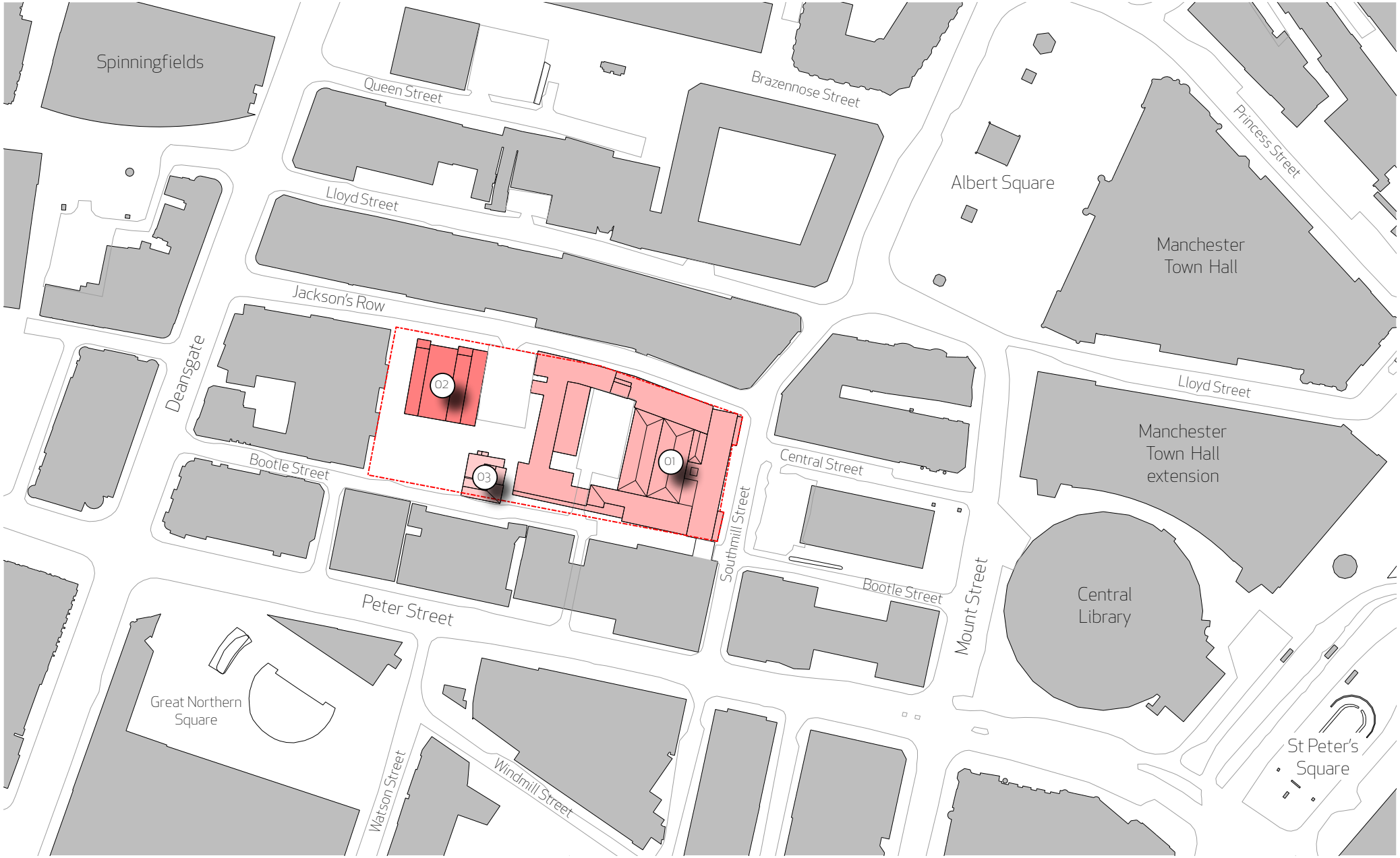
While the site is bounded by existing streets, the lack of activity and interest is almost uninviting. Yet the site is surrounded by key pedestrian routes which follow the existing 'urban grid', including Deansgate/ Spinningfields and Cross Street/Albert Square/St Peter's Square. The site therefore plays an important potential role in adding to and reinforcing such routes.

Key to existing site plan (opposite page)

01 Police headquarters and station building

02 Manchester Reform Synagogue

03 Sir Ralph Abercromby public house


Spinningfields
Queen Street
Brazennose Street
Albert Square
Princess Street
Manchester Town Hall
Lloyd Street
Jackson's Row
Deansgate
02
01
03
Bootle Street
Central Street
Lloyd Street
Manchester Town Hall extension
Southmill Street
Bootle Street
Mount Street
Central Library
Peter Street
Great Northern Square
Watson Street
Windmill Street
St Peter's Square

Heritage: conservation areas and listed buildings

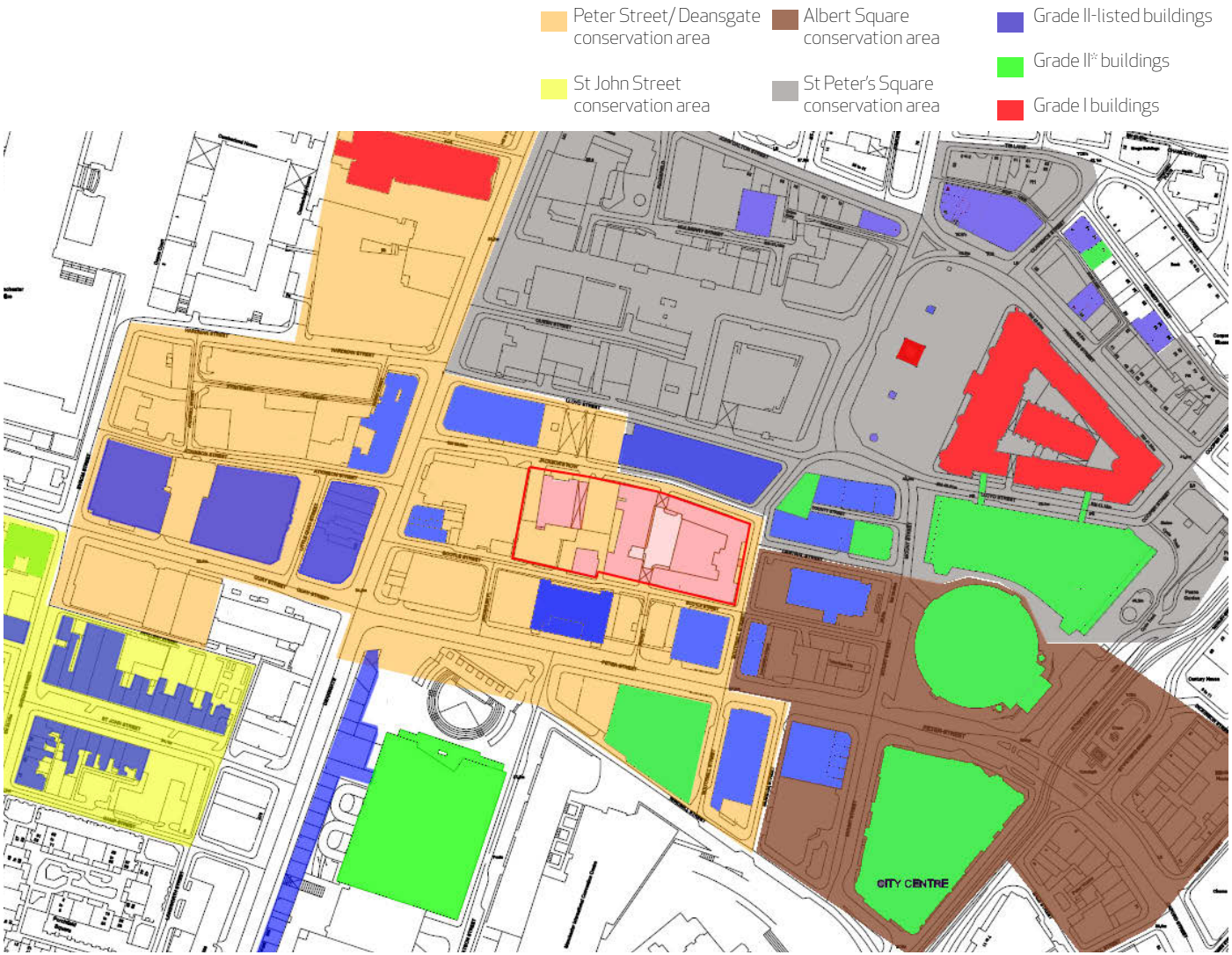
The site is located within the Peter Street/ Deansgate conservation area. Surrounding the site are a number of listed buildings and conservation areas, as illustrated in the following diagram.

An initial heritage appraisal has informed the preparation of this Strategic Regeneration Framework. Taking account of that appraisal and the many supportive regeneration arguments which have also been identified, the relevant buildings on the site (as individual properties and as a group within the conservation area) are not considered to be of particular significance. However, this has to be recorded as a preliminary view, and a final conclusion on this important issue will only be reached in the context of a future planning application and the detailed approach of a specific scheme.

A detailed heritage appraisal will inform the design development of the site by identifying opportunities and constraints in heritage terms.

The value of the existing buildings on the site will be assessed in terms of their contribution to the character and appearance of the conservation area, and will need to be carefully considered by the emerging development options.

Identification of designated heritage assets in the wider area will also inform the parameters/ principles of the design development for the proposed redevelopment options for the site.



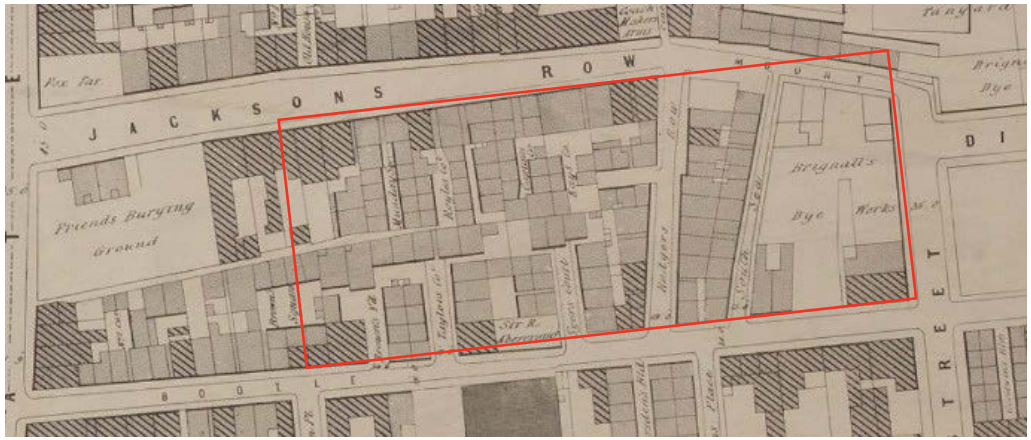
Site history

The site area was mostly built up by 1787 with tightly packed 18th-century slum dwellings. The north side of Bootle Street was also built up with slums, while the majority of the eastern end was undeveloped.

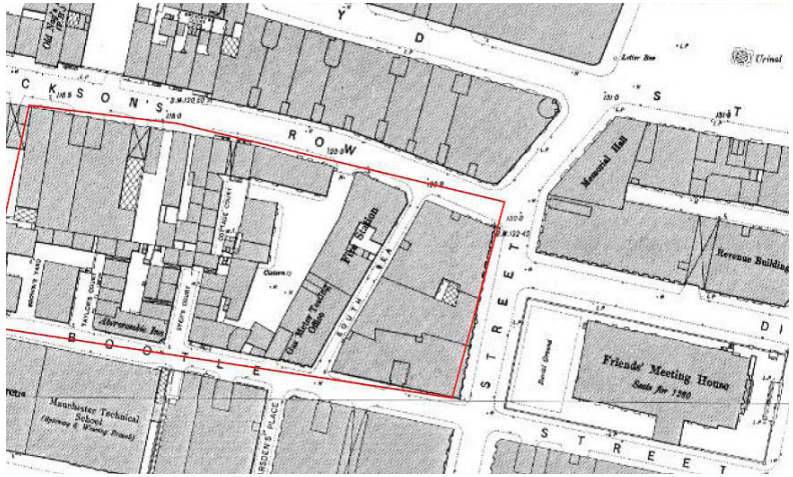
By the mid-19th century the open land within the immediate area had been fully occupied by terraced slums and back-to-back courts, with a Quaker church and churchyard occupying the western end of Jackson's Row as a burial ground. This southern end of Deansgate remained partially occupied by slums until the 1880s, when the majority of the buildings facing Deansgate, and some leading off into more minor roads such as Bootle Street and Jackson's Row, were replaced with non-domestic buildings such as office blocks, small-scale industrial sites and shops.

The site of the Jackson's Row Synagogue is situated where the former No 1 Court, Munday's Square, Royle's Square, Brown's Yard and Cottage Court were once positioned from the early 19th and early 20th century. No 1 Court backed onto a small back lane called Bootle Alley, which ran between Jackson's Row and Bootle Street. Bootle Alley was originally partially located at the rear of the Jackson's Row Synagogue site.

It is unknown when these back-to-back houses were demolished, but some of the courts were removed by the late 1880s and replaced with small-scale industrial sites, while other courts were removed during the nationwide slum clearances of the early 1930s. This would have coincided with the construction of the police headquarters between 1934 and 1937.



1850 - By the mid-19th century the site was heavily developed. The dense urban form of the area consisted of residential back-to-back housing and commercial premises. The large urban block to the east end was a dye works.



1891 - By the end of the 19th century the number of residential premises had been reduced as commercial pressures increased. There is now a fire station and gas meter testing office within the site, and the former dye works site has been redeveloped. The Abercromby pub has been extended into the former commercial building to the west.

Police headquarters and station building

The new City Police headquarters were officially opened at 2.30pm on 16 July 1937, by The Right Honourable, the Lord Mayor of Manchester, Alderman Joseph Toole, JP. The new police complex was designed by Manchester City Architect Noel Hill FRIBA, MTPI (1893-1985). The building, along with all fittings, furniture and decorative schemes, was designed by the City Architects Department.

The building accommodated two primary uses: a home for the new headquarters of Manchester City Police and a home for Section 'A' Division. The main front of the building faced onto South Street (now known as Southmill Street). This front section of the building formed the headquarters; the rear part of the building formed 'A' Division, with a partially roofed-over central courtyard, partly used for police vehicles, connecting the two halves.

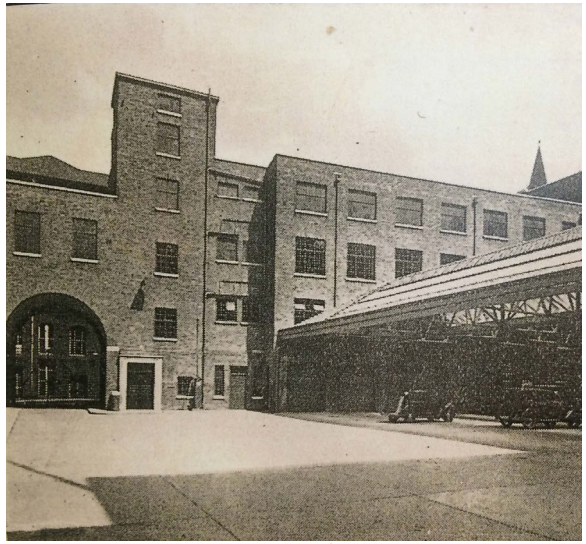
The entire building was constructed of fire-proof construction, with all external walls constructed from brick. The Southmill Street elevation, along with its Bootle Street and Jackson's Row returns, were faced with Portland stone ashlar. The courtyard elevations were constructed with what was described at the time as a 'golden brown shade' brick, with a brown glazed brick on the lower parts of both covered, arched side entrances into the courtyard from Bootle Street and Jackson's Row.



2015 - Existing Southmill Street elevation



1937 - View east along Bootle Street



1937 - Inner courtyard with entrance from Jackson's Row in the location of the former street South Sea

Manchester Reform Synagogue

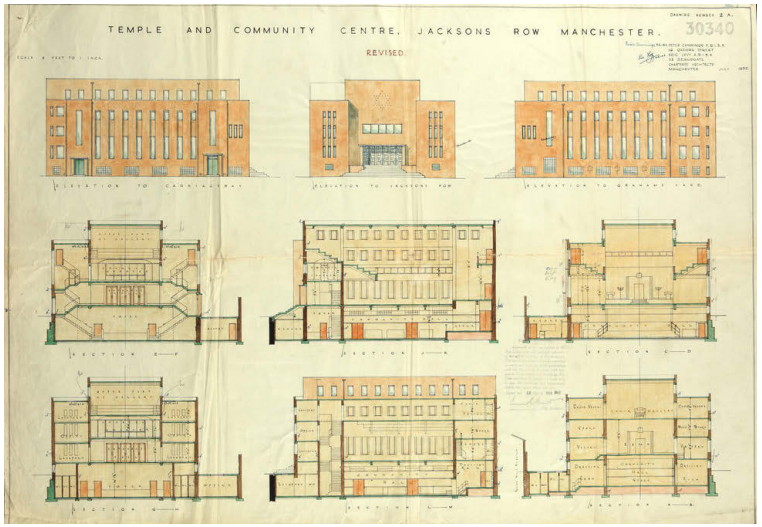
The need for the Jackson's Row Reform Synagogue arose from the German bombing of Manchester during the Second World War. The Park Place Synagogue was destroyed on 1 June 1940 during aerial bombing. A new site was chosen in Jackson's Row on a plot that was also destroyed during the same enemy action.

The congregation negotiated for compensation from the War Damage Commission, and when a bomb-damaged site in Jackson's Row became available, it was purchased in 1949 with an award, in part by the War Damage Commission. On 18 May 1952 the site was consecrated in the presence of the civic heads of Manchester and Salford, and the building was opened on 29 November 1953 in the presence of the Lord Mayor of Manchester and the Mayor of Salford.

Manchester-based architects Peter Cummings and Eric Levy FRIBA designed the new Jackson's Row Synagogue. The main entrance is located at the top of radiating steps on the northern elevation. The building is constructed from rough brown/red brick using English bond, and was originally designed and constructed to be symmetrical, though was later altered with the addition of an extension to the east and west. Above the large central transom lights, which display Jewish symbolism in etched glass, is a large granite Torah to the centre.

The eastern elevation is somewhat obscured by a later two-storey extension, which attempts to match the original building in terms of a matching design and brick, albeit in Stretcher bond. It is two floors above a driveway to the back of the building and conceals the original east elevation, thus detracting from its original symmetry.

Internally, the main Synagogue Hall is approached via a simple entrance foyer and two staircases. The hall itself is lined with simple varnished panelling, with original stained-glass windows at ground, first and second floors: those to the ground floor are the most decorative, while those above reduce in detail. Original geometric brass lighting is located on both the walls and ceiling of the main hall. There is a large central Ark of grey/green marble with brass door, and two bespoke timber menorahs.



Original drawings for the post-war Reform Synagogue



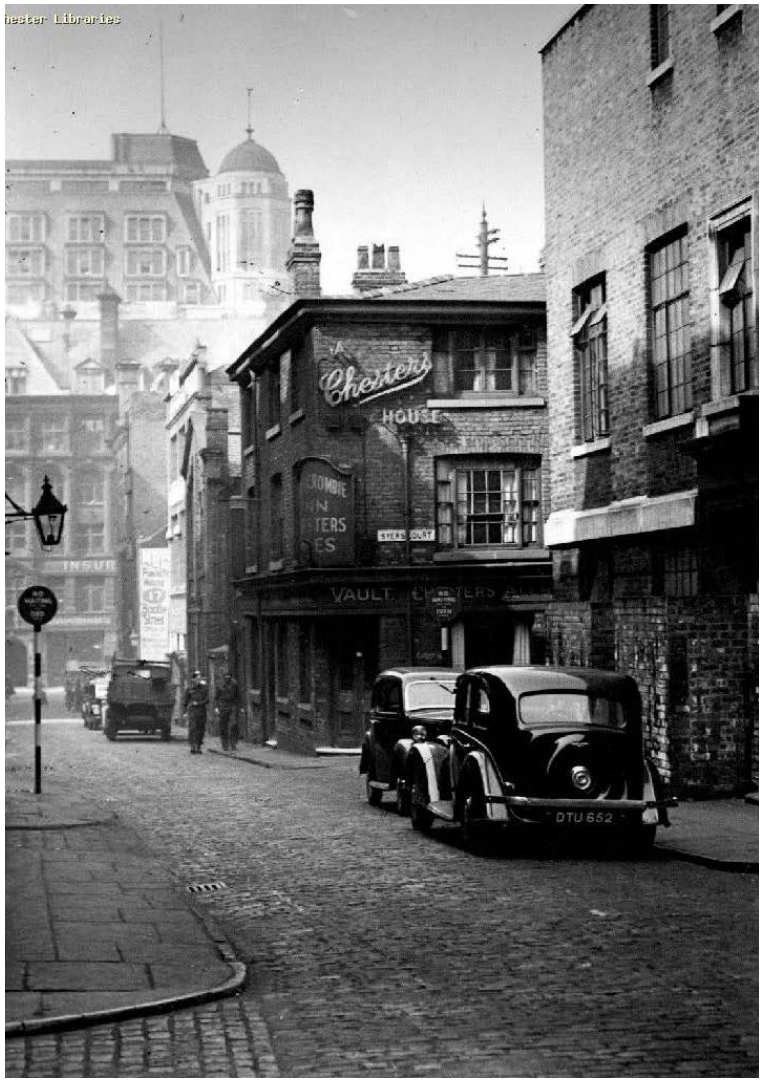
2015 - View of the synagogue looking east along Jackson's Row

Sir Ralph Abercromby public house

The Sir Ralph Abercromby public house is thought to have been constructed during the early decades of the 19th century. The building historically stood in an area of slum dwellings and small-scale industry. It first appears marked on a street plan as a public house in 1848, and appears to have always been known by the same name.

Syers Court originally contained three terraced back-to-back dwellings, each one room deep. A narrow entry led from the street and into a rear paved yard that originally contained the fronts of eight back-to-back dwellings, all facing into the yard and the rear of the Sir Ralph Abercromby. At some point during the early 20th century, and pre 1952, No 1 was opened out into the adjoining Abercromby, providing extra floor space. The remaining back-to-back dwellings were demolished, leaving the central yard at the beer garden for the public house.

The west and north elevations have been substantially rebuilt, probably following bomb damage during the Second World War, which appears to have blown out the rear of the building. No original features remain on these two elevations; later ground-floor extensions accommodating a modern kitchen and toilets have substantially altered the floorplan and any remaining original elements.



1946 - Looking west along Bootle Street towards Deansgate



2015 - Looking west along Bootle Street towards Deansgate

Character Areas

Historical development of the city centre has led to the formation of several distinct character areas that surround the proposed development site. We have identified the key character areas as:

1) Jackson's Row
2) Bootle Street
3) Southmill Street
4) Albert Square
5) St. Peter's Square
6) Peter Street/ Great Northern
7) Deansgate
8) Spinningfields



Jackson's Row

Jackson's Row runs west to east from Deansgate (west end), rising gently up to Southmill Street (east end). The street is within the Deansgate/ Peter Street conservation area, and key heritage assets within the street include Grade II Elliott House and Grade II Lloyd's House.

Moving along the street west to east, the street is presented as an enclosed streetscape of multi-phased commercial buildings. The north side of the street presents a coherent group of early-to-late 19th-century commercial and industrial buildings, while the south side reflects the mid-to-late 20th-century redevelopment of the area following bomb damage from the Second World War.

201 Deansgate dominates the historic scale and roofline of the street, although the use of brick allows for a synergy between the two sides of the street. The synagogue building is set back from the road on the south side and surrounded by surface car parking, breaking the visual continuity of the street. This modernist style brick building is in contrast to the older building on the north side.

Moving further east towards Southmill Street, the coherence and enclosure returns with the brick elevations of the police station, reinforcing the street line.

Bootle Street

Bootle Street runs west to east from Deansgate (west end) to Mount Street (east end). The west end of the street lies within the Deansgate/ Peter Street conservation area; the east end is within the St Peter's Square conservation area. Key heritage assets within the street are the Grade II Onward Buildings, which mark the entrance into the street. Additional heritage assets such as the Grade II Albert Hall, Grade II Harvester House and Grade II Lancashire House have their rear or secondary elevations to the street, which alongside other elements contribute to the character of the street as a 'back street' or tertiary route within the city.

Moving along the street, from west to east, the western end of the street presents an enclosed vista which is interspersed with areas of greenery. On moving east, it becomes clear that the areas of greenery are around negative areas such as poor-quality surface car parks. The lack of active street frontages along the street is another negative element but is understood to allow the servicing of the surrounding streets and buildings. The exception to this is the presence of the Abercromby pub and former police station, the latter of which is set back from the general building line and allows for a more open feel to the enclosed street character.


View looking west down Jackson's Row


View looking east up Jackson's Row


View looking west down Bootle Street



View looking east up Bootle Street

Southmill Street

Southmill Street runs north to south from Albert Square (north) across Peter Street to Windmill Street (south). The street is within the Albert Square conservation area (north side) and the Deansgate/ Peter Street conservation area (south side).

Moving along the street, north to south, the Grade II* Memorial Hall and Grade II Lloyd's House present a 'gateway' into the street. These buildings represent the transition from a grand Victorian open civic space (Albert Square) to the dense urban form of the surrounding street. From this point in the street the white Portland Stone facade of the police headquarters building presents a contrast against the highly decorated Gothic brick buildings marking the entrance to the street.

Moving south, there is a slight bend in the road which straightens to reveal a clear vista all the way along to the southern end of the street. The police headquarters dominate the streetscape.

From the south end of the street, after crossing the principal thoroughfare of Peter Street, the status of the street, as a secondary route, is understood. The Victorian warehouses to the south end of the street are something of a bookend to the north end, and reflect a clearly legible evolution of commercial and civic development within the city centre.



View towards police station from Albert Square



View south from junction with Jackson's Row

Albert Square

The New Manchester Town hall was a Gothic masterpiece, a style befitting the mid-Victorian period in which it was conceived. Waterhouse's design perfectly fit the awkward triangular site. The building dominated the skyline when opened in September 1877. Albert Square was pedestrianized in 1987, when the eastern roadway of the 'island site' was closed to traffic and paved in granite setts.

The area to the east of Albert Square contains the largest density of buildings of high architectural and historical quality. The majority of these buildings are of a high-Gothic style and include Manchester Town Hall, Town Hall Extension, Lloyd's House and Lawrence Buildings, along with seven listed statues, including the Prince Albert memorial.

Albert Square is the focus of civic events and creates the focal point of the area, with Manchester Town Hall dominating this space. Building heights vary; the majority around Albert Square comprise 4 storeys plus attics.

Early building materials in the area were predominantly red-brick with stone detailing such as window sills and door surrounds. Buildings were generally two to three storeys with slate pitched roofs. The construction of Manchester Town Hall in a buff limestone saw a range of later Victorian buildings surround Albert Square in matching stone. Other Victorian and Edwardian buildings surrounding the Town Hall are constructed of red-brick with stone or terracotta dressings. Later buildings during the late 20th century returned to the use of dark brickwork with imitation stone dressings.



View of the Manchester Town Hall on Albert Square



More recent dark brick buildings to west edge of square

St Peter's Square

The St Peter's Square Conservation Area is today dominated by a series of large, early-20th Century civic and commercial buildings such as the Midland Hotel and Central Library, which occupy large footprints. This phase of construction dominates St Peter's Square, creating a varied and exciting mix of buildings of various heights and materials, which are further complemented by the Town Hall (Grade I) immediately to the north and within the Albert Square Conservation Area.

The use of Portland stone started with Central Library and Century House during the 1930's. Portland stone, which is bright and off-white in colour, was ideally matched for 'modern' construction during Art Deco movement of that decade. By the end of the 1930's the large Town Hall Extension had been constructed using a slightly contrasting, muted-buff sandstone to create a middle-ground between the darker stone of the Town Hall and the much brighter stone of Central Library. The use of Portland stone carried on into the mid-20th Century with the construction of the 12-storey Peter House in 1958.

The eastern aspect of the Square includes a new 13-storey office building, which enhances the sense of enclosure of the eastern aspect of the square, adding to the dense urban grain and creating a landmark building to match the scale and confidence of its neighbouring predecessors. This is the first of a number of new buildings planned for the area that all feature contemporary Portland stone and glass facades.

Peter Street

The Peter Street area covers the original site of 'Petersfield'. Together with Quay Street and Deansgate it makes up a large portion of Manchester city centre's commercial district, which was capitalized during the late-Victorian and Edwardian periods with the construction of many large, tall, highly decorative office buildings.

Historically the building materials used were of red-brick with stone dressings to window sills and quoins/door surrounds. Later buildings used buff limestone ashlar in either classical or Gothic styles. Edwardian buildings used red-brick with terracotta dressings or entirely terracotta facades. Late-20th Century developments, primarily from the 1970's to the later-1980's, used a variety of new and modern materials which were non-existent in the area at that time, such as reflective expanses of plate-glass, brown-brick, concrete and steel.

To the west of Peter Street, at the junction with Deansgate is Great Northern Square. It comprises of a large sunken, grassed amphitheatre with seating and water feature. The openness reveals the conversion of the historic red brick Great Northern Railway warehouse now used for leisure activities and car parking. There is a lack of interconnection between the square and the surrounding spaces, with no real focus or activity provided within the square.

The square is overlooked by the 25 storey (72m) Great Northern Tower. Completed in 2007 this glass and metal residential tower contains 257 apartments.


View north to Central Library


New office development to the east of the square


View west along Peter Street towards Deansgate


Great Northern Square looking east towards tower

Deansgate

Deansgate is one of Manchester's most historic streets and is celebrated as a Roman road used during the Roman occupation of Manchester. The street was formed to link two river crossings: the River Medlock to the south and the River Irwell to the north.

Deansgate is a good example of a multi-phase streetscape, with individually elaborate buildings sitting harmoniously side by side. The choice of building materials along Deansgate and its side streets is noticeably varied. Each building has differing roofscapes, architectural detailing and building materials illustrating the different former building uses and owners. Materials range from red-brick, red terracotta and red sandstone to glazed buff terracotta, Portland stone and lime stone. Developments during the late 20th century tend to bear modern materials such as glass. Buildings vary in height, fromfourteen-storey office developments to three-storey shops.

The character of the Deansgate area is historically one of commercial development. Today this character continues with redevelopment and expansion to adjoining areas such as Spinningfields. Deansgate represents the centre for shopping in Manchester, and this historical use has influenced the surrounding building types, which contain large Victorian and early 20th-century department stores along with smaller businesses.

Spinningfields

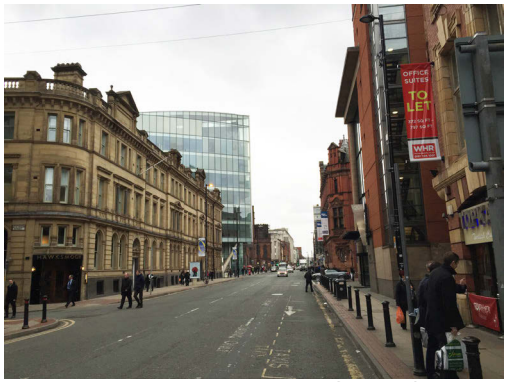
Spinningfields is a new commercial quarter, and has improved connectivity between Deansgate, the central business district and St Peter's Square. It supports some 4 million square feet of premium commercial floorspace, and is home to a prestigious range of tenants, including Bank of New York Mellon, Barclays, Pinsent Masons and RBS.

Spinningfields also provides a prime residential offer at Leftbank and an exceptionally high-quality public realm. Spinningfields has provided an extension of the city core with the newly developed retail element at The Avenue, which features a variety of high-end fashion retail and a range of restaurants and bars that complement the commercial and retail uses. The Magistrates and Crown Courts are also located in this area, as is the People's History Museum.

The office buildings are predominantly constructed from floor-to-ceiling glass with naturally anodised aluminium spandrel panels. The performance coating on the glass has a green hue that is visibly consistent on the expanses of glass found on the office buildings. The residential buildings at Leftbank are largely constructed from red brick.

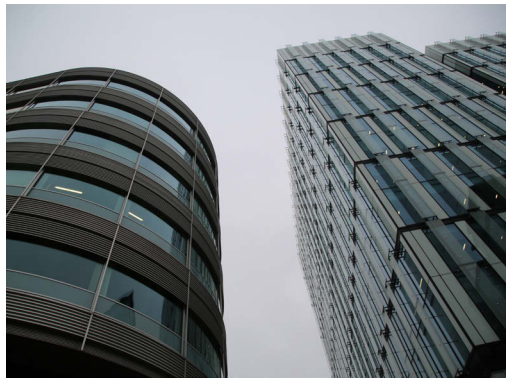
The scale of buildings vary. The tallest building is the dynamic structure of the Civil Justice Centre, at 17 storeys (80m).


View south along Deansgate towards Castlefield



View north along Deansgate towards Spinningfields

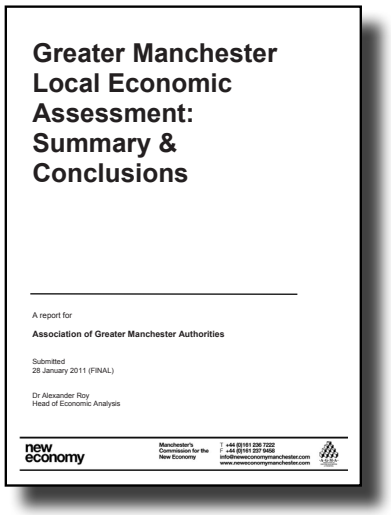

View from Deansgate in to Spinningfields


Steel and glass facades typically found in Spinningfields

Strategic fit and policy areas

The development of Jackson's Row, as proposed within this draft framework, is considered to accord with statutory, national and local policy as well as a number of strategic objectives, subject to the final mix of development. A redevelopment scheme can directly and indirectly contribute to the city's economic growth strategy (and that of the region) via the provision of a number of catalysts for growth, including a new hotel, significant additional employment floor space through new offices and associated job creation, and high-quality housing, specifically targeted at the under-supplied executive market.

Our summary of the relevant policy guidance addresses the relevant economic considerations before recording National and Local Policy considerations.


Greater Manchester Local Economic Assessment: Summary & Conclusions

A report for

Association of Greater Manchester Authorities

Submitted
28 January 2011 (FINAL)

Dr Alexander Roy
Head of Economic Analysis

new economy

Manchester's Commission for the New Economy

Economic context

The Greater Manchester Local Economic Assessment (LEA)

Produced by New Economy, this report identifies that following strong growth over the past decade, Greater Manchester today is one of the fastest-growing city regions in Europe, and in economic terms is the leading regional city in the UK.

Greater Manchester accounts for over 40% of the GVA for the North of England, and is central to the nation's growth strategy and to the government's objective to counter-balance the economic draw of London and the southeast. Greater Manchester also falls within the top 20% largest economies (by GVA) in the European Union.

Greater Manchester's economic growth has been driven by the large-scale rapid expansion of the service sector, particularly financial and professional services. This sector has contributed 45% of all GVA growth across Greater Manchester over the decade prior to the recession, rising even higher in the conurbation core, making the conurbation a centre for financial and professional services of national significance. Retail, digital, creative and media are also important growth sectors.

Manchester Independent Economic Review

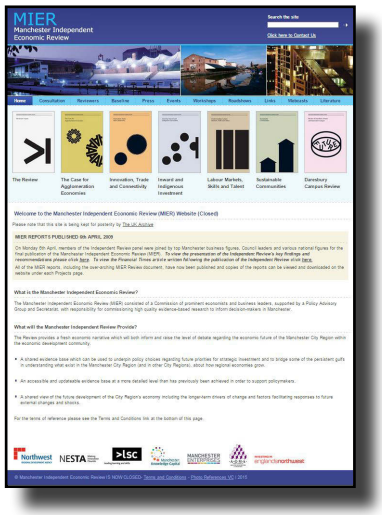
The MIER concludes that:

> 'Manchester's size and potential makes it pre-eminent amongst the Cities of the North and a natural complement to the south eastern power house of the UK economy. It has essential economic assets, scale, connectivity… Manchester does have a route to long term growth that would make a meaningful difference to the UK as a whole'.

The framework area should be a manifestation of the special qualities of the Manchester city region. It has the potential to create a new meeting place set within the backdrop of a world class public realm. The quality of architecture, public realm design and management will all be essential to realising its potential.

MIER concluded that the city region is currently punching below its weight in productivity terms. Improving productivity is a high priority. This requires investment and skills, education and training. It also requires the city region to retain and attract a highly skilled workforce, and to maintain if not accelerate the rate of migration of skilled workers and businesses into the city region.

The combination of economic, civic and cultural assets in the framework area, combined with the potential to create new world-class office buildings, retailing and other commercial uses, means that it has a particularly important role to play in strengthening the offer of the city region, and attracting the next generation of businesses and organisations moving into the Manchester city region.

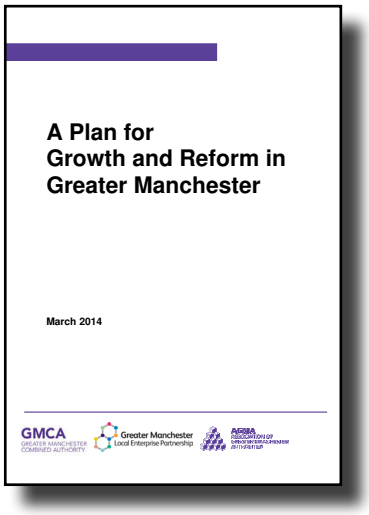


National policy

Greater Manchester Growth and Local Reform Plan (2014)

The unifying theme of the priorities set out in this plan is for Greater Manchester to become a net contributor to the UK economy by 2020. To achieve this, the present gap between public spending and tax generated (circa £4.7 billion per year) must be eliminated. The plan seeks to create the platform for fiscal self-reliance not simply by seeking access to available resources from the Local Growth Fund, but through the development of a new 'place-based' partnership with the government to drive public sector reform and further align local and central growth programmes.

This plan was a direct response to the previously mentioned 'Planning for Growth' statement, which states that local planning authorities should prioritise growth and jobs, and put in place, in suitable and viable locations, development plans that are pro-growth and promote the delivery of the commercial development, vital infrastructure and housing the country needs.



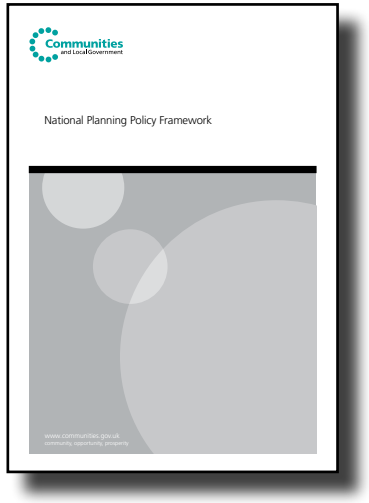
National Planning Policy Framework (NPPF)

The NPPF replaced a whole series of previous planning policy guidance when it was published in March 2012. Its overarching aim is to achieve sustainable development from an economic, social and environmental perspective, with such matters to be achieved jointly and simultaneously, not in isolation. The NPPF sets out a clear 'presumption in favour of sustainable development' in both the making and the determination of planning applications.

Core principles of the NPPF include encouraging the effective use of land by reusing land that has been previously developed (brownfield land) and promoting mixed use developments. There is a clear and strong presumption in support of sustainable economic growth. The NPPF supports sustainable transport methods in new development and the delivery of a wide choice of high-quality homes. The NPPF also provides explicit support for improved healthcare facilities. The NPPF emphasises the need to ensure that schemes are viable and deliverable, stating;

> 'To ensure viability, the costs of any requirements likely to be applied to development….when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

The NPPF recognises the key role of town and city centres, emphasising the importance of development plans allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in such centres. The particular role residential development can play in ensuring the viability of such centres is also acknowledged.



Local policy

Stronger Together: Greater Manchester Strategy (GMS) 2013

Stronger Together is the sustainable community strategy for the Greater Manchester city region. Initially prepared as a response to the Manchester Independent Economic Review (MIER), it records a clear vision for the Greater Manchester city region which, by 2020, will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener city region where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

As there will be changes in global demand, the GMS recognises that the correct economic conditions must be put in place to enable Greater Manchester to succeed.

The GMS recognises the importance of delivering an investment strategy based on market needs. There needs to be a clear understanding of the role and function of places and the offer those places can make to potential investors. This will also include an assessment of the infrastructure required to be competitive and a review of the land available to support housing and employment growth.

By supporting development of the Jackson's Row site, a significant contribution will be made towards delivering the GMS strategies and key growth priorities, including revitalising town centres, creating the space in places that will nurture success, stimulating and reshaping the housing market, building a global brand, and seizing the growth potential of a low-carbon economy and increased resource efficiency.

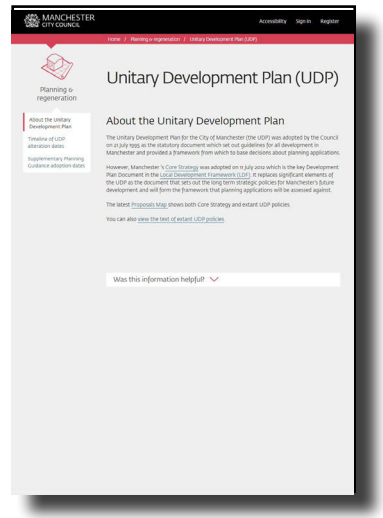
Manchester Unitary Development Plan (1995)

The Manchester Unitary Development Plan (UDP) was adopted in 1995, and some policies remain extant, notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The site is allocated under Policy RC20, Area 24, which supports car parking on site.

The site falls within the UDP City Centre Small Area 24 (UDP Policy RC20), which relates to an area formed by Princess Street/ Mosley Street/Peter Street/Deansgate/John Dalton Street.

The policy sets out a range of observations and objectives for the area which, at the time of adoption, recognised the scope for some redevelopment, particularly on main frontages which would seem to be important in townscape terms. Perhaps indicative of a perceived problem 'of the day', a particular emphasis was placed upon the provision of additional car parking, with opportunities flagged for such development in the Jackson's Row/Bootle Street area.

There was considered to be important scope for positive change associated with improved visual and pedestrian environments, particularly the existing civic squares, but also the overall amount of space given over to the pedestrian routes through the area (with Brazennose Street referenced) and the provision of incidental open space, which '…. will go a long way towards the general environmental upgrading of this area'.



Manchester Core Strategy (2012)

The Core Strategy was adopted in July 2012 and identifies a vision for the city to 2026.

The strategy provides a spatial strategy for growth, supporting the key priorities identified in the GMS 2013-2020, which highlighted that Manchester will be the driver of the city region's economy due to the location of key assets in Manchester city centre. Its key strategic objectives are:

- To support further improvement of the city's economic performance, spread the benefits of this growth across the city to reduce economic, environmental and social disparities, and help create inclusive sustainable communities.
- To provide a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.
- To create a successful, sustainable and accessible city and city region in the front rank of cities in Europe and the world.
- To create an international destination for tourism and culture.

Key polices that will be considered in the context of a development proposal for the Jackson's Row site include:

Policy C1 – Employment and economic growth in Manchester
Future economic growth is directed towards the regional centre and Manchester Airport, with the city centre being a primary focus for B1 office development.

Policy EC3 – Regional centre
Development for employment-generating uses, including offices and other commercial development, will be encouraged. Housing will also be an appropriate use within the regional centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the regional centre will generally be a location where high-density residential development is appropriate.

Policy CC1 – Manchester city centre
The city centre is a strategic economic location and focus of employment growth in the city and city region. The city centre is expected to accommodate 33 hectares, and the city centre fringe 25 hectares of office or similar employment development. A variety of high-quality accommodation type, sizes and foot plates will be encouraged, as will high-density buildings and commercially led mixed use schemes.

Policy CC3 – City centre housing
The Core Strategy states that the city centre will see the most intensive development of housing (apartments) in the city. It is expected that a minimum of 16,500 new units will be provided between 2010 and 2027.

Policy CC5 - Transport
Development that will improve pedestrian safety, improve air quality and increase the scope for accessible public realm improvements will be supported.

Policy CC6 – City centre high-density development
City centre development will generally be high density so that land can be used to maximise its efficiency. Appropriate scale massing in height will significantly exceed what is appropriate elsewhere in the city.

Policy CC7 - Mixed use development
The city centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses will be encouraged as part of a development which would create a new public space or function.

Policy CC9 – Design and heritage
The design of new buildings will need to be of higher standards in terms of appearance and function. Development in the city centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas.

Policy H1 – Overall housing provision
High-density developments (over 75 units per hectare) are appropriate in both the city centre and parts of the regional centre where they are located in a highly accessible position. Within the city centre there will be a presumption towards high-density housing developments within mixed use schemes, which contribute towards regeneration initiatives or niche housing markets by providing sustainable, well-designed accommodation that meets the needs of workers moving to Manchester.

Policy EN2 – Tall buildings

The policy defines tall buildings as those which are substantially taller than their neighbourhoods or significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:

- Are of excellent design quality, complement the city's key existing building assets, and make a positive contribution to its skyline and approach views;
- Are appropriately located;
- Contribute positively to sustainability.
- Contribute positively to place-making – for example, as a landmark, by terminating a view or by signposting a facility of significance; and
- Will bring significant regeneration benefits.

Policy EN3 – Heritage
The council will encourage development that is complementary to and takes advantage of distinct historic and heritage features. New development must be designed to support the preservation, or where possible the enhancement ,of the character setting and accessibility of areas and buildings of acknowledged importance.

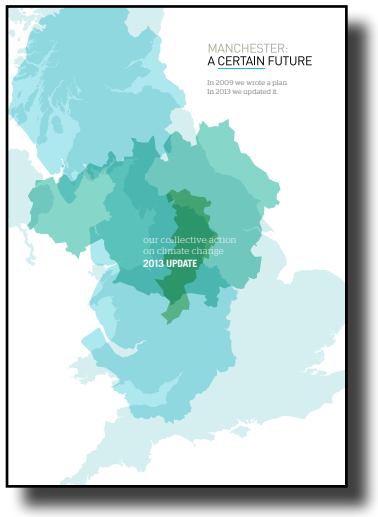
Manchester climate change action plan

The first update to the climate change action plan 'Manchester: A Certain Future' was published in 2013, with the two overarching objectives:

- To reduce the city of Manchester's emissions of CO_2 by 'at least a million tonnes' by 2020.
- To engage all citizens, neighbourhoods and organisations in Manchester in a process of cultural change that embeds 'low-carbon thinking' into the lifestyles and operations of the city.

While this plan focuses on the urgent task of reducing the city's impact on the climate and establishing 'low-carbon living', it is also a plan to capitalise on the opportunities that this will provide, incorporating actions necessary to adapt to a changed climate.

While still at an early stage of development, the key principles of low-carbon transition are firmly embedded in the project's aspirations for future growth and prosperity. The forthcoming project will aim to reduce carbon reductions and build upon recent city centre developments with regard to a holistic environmental approach to building design.



Regeneration context

Jackson's Row occupies a strategic location in relation to a number of key regeneration initiatives. The nature of the area effectively acts as a barrier and an inhibitor to movement between these initiatives for reasons set out earlier in the document. Therefore, the development of the site presents the opportunity to enhance connectivity between existing city districts and the surrounding regeneration zones.

The Civic Quarter- Manchester Central Regeneration Framework states that the major challenges existing in this city centre area include poor-quality public realm and a legacy of vacant, obsolescent or under-used buildings, many of which date from the 1960s and 70s.

The potential of the Civic Quarter will be unlocked by four major 'place-making' capital projects that are already completed or committed to, including:

- The refurbishment of the Town Hall complex and Central Library, which has revitalised the civic core of the city, acting as a benchmark for future public investment and a catalyst for further regeneration;
- The ongoing transformation of St Peter's Square and its public realm to complement the Town Hall refurbishment and create the conditions to attract additional investment to the area;
- The development and expansion of Manchester Central Conference Centre into a world-class convention destination served by world-class hotels and top-class service facilities;
- The creation of an international standard transport interchange at Manchester Central/Deansgate, which will improve connectivity, perception and the sense of arrival.

It is envisaged that significant public sector and infrastructure improvements will provide the catalyst for new private and third-party investment. Key private sector-led projects include:

- One St Peter's Square – a new 25,000m^2 office building that is a key component of the revitalisation of St Peter's Square and removed a significant eyesore
- Two St Peter's Square – a 15,000m^2 office development that will add to the regeneration of the eastern frontage of St Peter's Square
- Landmark – replacing the former Odeon cinema with a new office building to provide over 16,500m^2 of new space
- Dickenson House – adjacent to One St Peter's Square and Landmark, providing a 5-storey office extension to the existing building
- Theatre Royal – redevelopment and refurbishment of a landmark building to provide additional hotel facilities for the Radisson hotel
- London Scottish House – a new high-quality office building to visually improve the environment around the Manchester Central Piazza
- Peterloo House – a new high-quality office development to replace the existing outdated 1960s office building;
- 10-12 Whitworth Street West – a 38-storey residential tower adjacent to First Street North
- Axis – a 28-storey residential development situated on a prominent site that frames the southern gateway and lies adjacent to Manchester Central, the Deansgate Castlefield Interchange and First Street.

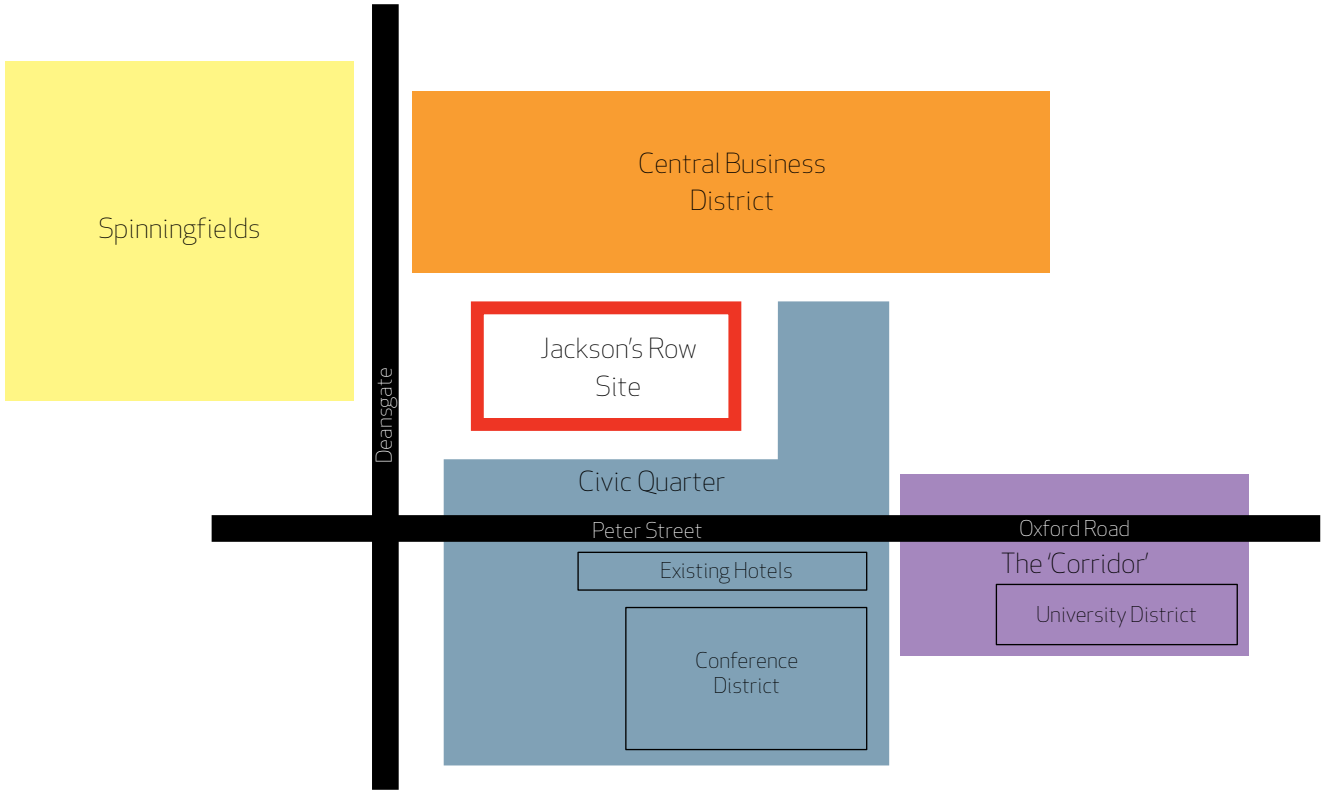
Spinningfields is Manchester's European business district. It is a new high-quality quarter to house the city's financial and professional services sector, developed through a partnership between Manchester City Council and Allied London. The site (12 hectares/30 acres) has been comprehensively redeveloped, incorporating 3 hectares (7.4 acres) of world-class public realm to complement the signature buildings developed by leading international architects. Spinningfields is commercially led with office accommodation supported by mixed uses, providing civic, residential, hotel, leisure and retail space to create a lively and dynamic destination.

The Central Business District (CBD) forms the commercial core and is situated in close proximity to a number of major regeneration initiatives. It is the focus for the largest regional concentration of financial and professional services in the UK, and along with areas such as Spinningfields and First Street is crucial to providing a diversified commercial product in the city centre.

Over the past ten years, the CBD has undergone significant planned investment on a number of key sites, revitalising the commercial core. Linkages within and between the CBD and other city centre areas is a priority for the city council, in improving connectivity and promoting the expansion of the city's commercial core. Regeneration and strategic investment in the Civic Quarter will provide the platform for an expansion of the CBD towards the southern gateway.

The Corridor Manchester Strategic Development Framework covers the Oxford Road Corridor area and is recognised as a key element in the delivery of the Manchester: Knowledge Capital vision. 'Corridor Manchester' contains a unique vibrancy made up by a significant concentration of prestigious academic, research and teaching institutions, including:

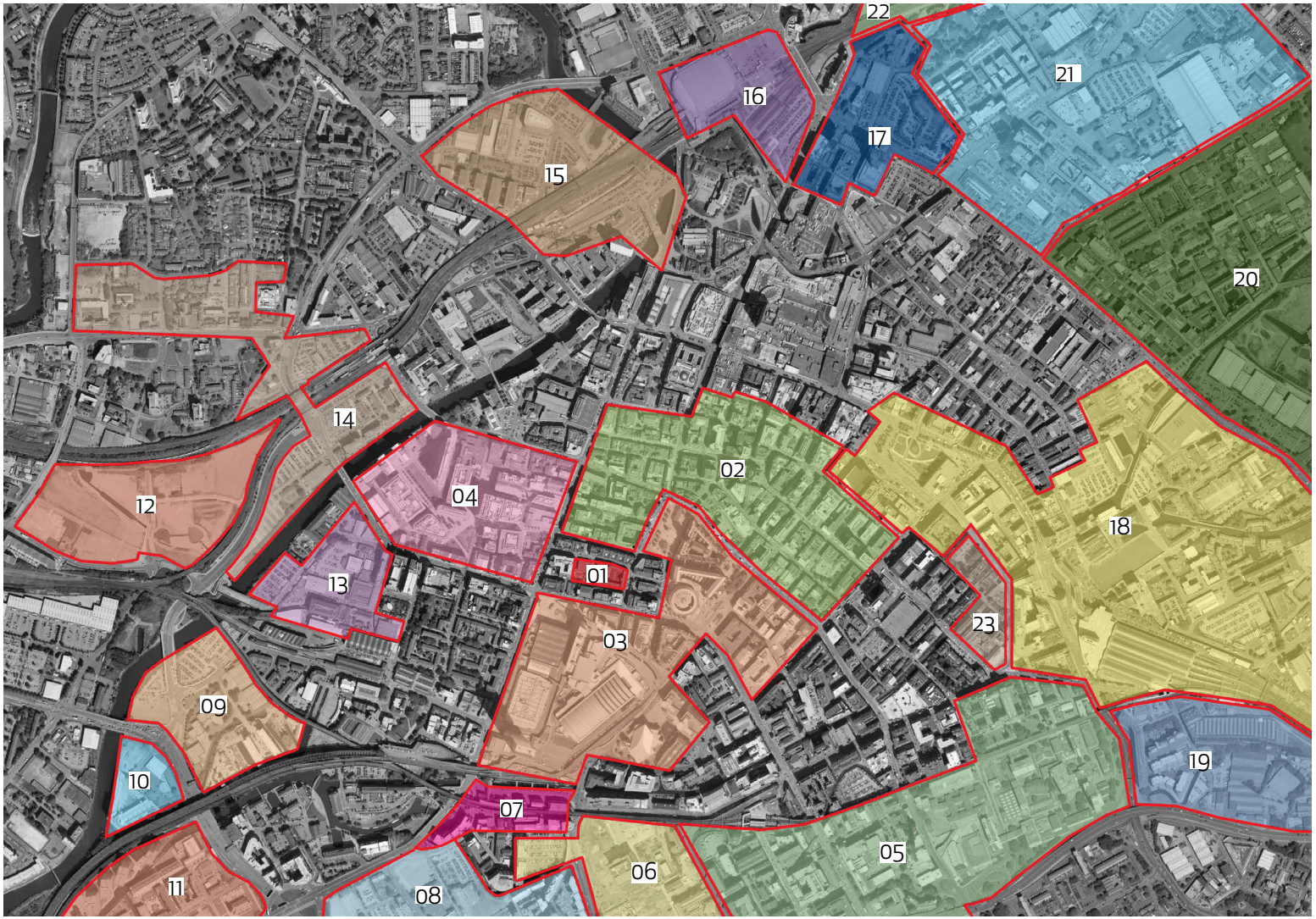
- The University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music
- The Central Manchester and Manchester Children's Hospitals NHS Trust
- Manchester Science Park and the delivery of the Manchester Science City Programme
- Whitworth Art Gallery and Manchester Museum
- Central Library, which houses the Contact Theatre, the Manchester Academy and the Dancehouse Theatre.



The Jackson's Row site occupies a strategic location and provides an opportunity to improve connectivity between the existing Central Business District and a number of surrounding regeneration sites.

Regional centre regeneration sites

1. Jackson's Row
2. Central Business District
3. Civic Quarter/ Manchester Central
4. Spinningfields
5. Corridor Manchester
6. First Street
7. Whitworth Street West
8. Great Jackson Street
9. Water Street
10. Vie
11. St.George's
12. Middlewood Locks
13. St.John's
14. Salford Central
15. Greengate
16. Victoria Station
17. NOMA
18. Piccadilly HS2
19. Mayfield
20. Ancoats/ New Islington
21. New Cross
22. Lower Irk Valley
23. Aytoun Street (Kampus)

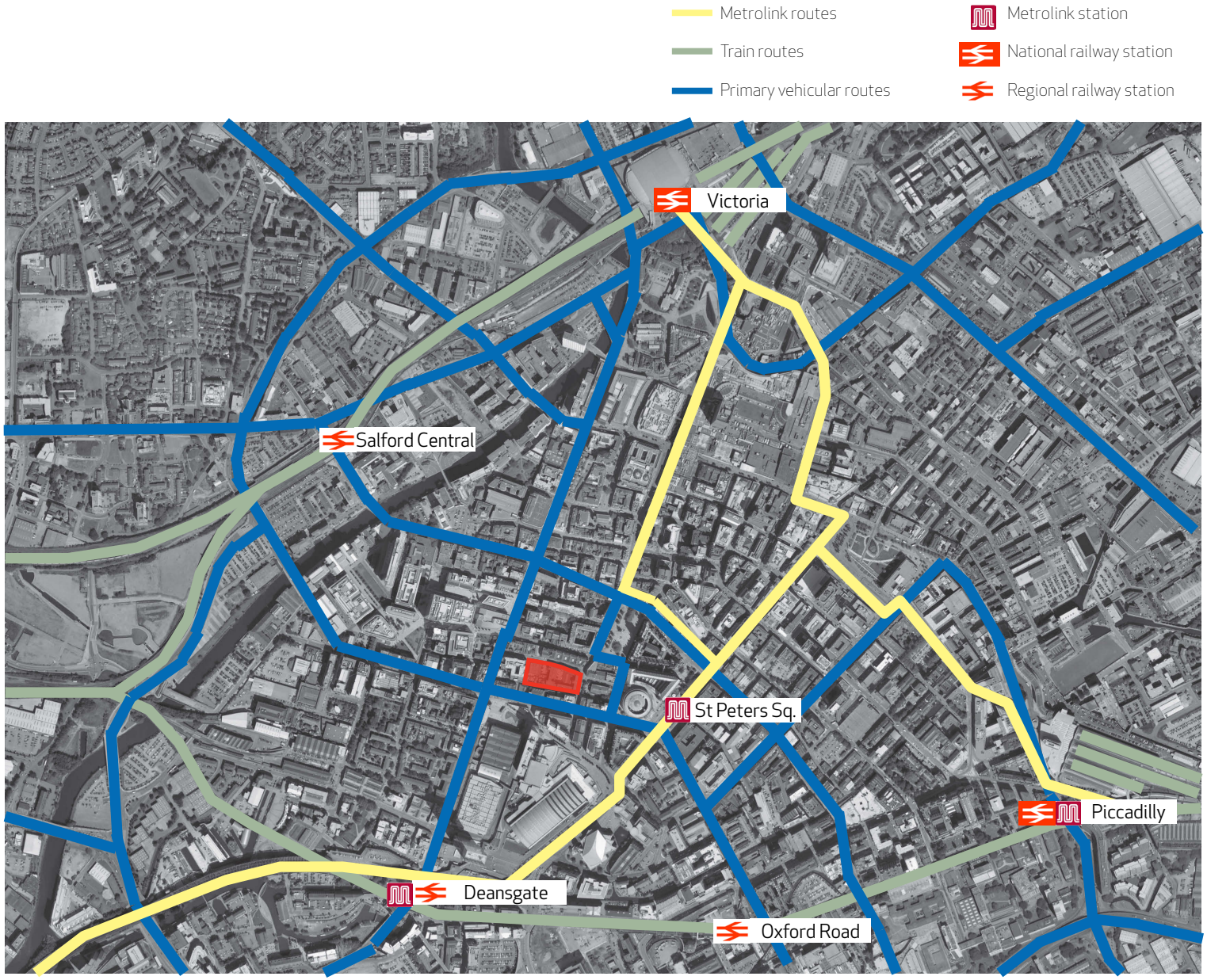


Public transport and connectivity

Investment in transport and connectivity, driven by the enhanced Manchester Central-Deansgate Interchange and Metrolink Second City Crossing, ensure that this city centre area, including Jackson's Row, has the capacity to support growth in its civic, conferencing, leisure and cultural attractions.

In addition to the new interchange, the area is supported by existing connections, including:

- An improved Metrolink station in St Peter's Square and at Deansgate Castlefield
- Access via Deansgate railway and metro stations to cross-country and local routes
- Oxford Road and Salford Central railway stations, with both local and regional services, and improvements proposed as part of the Northern Hub scheme
- The second Cross-City Metrolink route, which will further strengthen the connectivity of the Jackson's Row site
- The Oxford Road Rapid Bus Transport system, a key priority of Corridor Manchester
- Access to the strategic highway network and enhanced linkages to Manchester Airport
- Excellent city centre car parking, notably in Manchester Central and the Great Northern
- Recently approved Ordsall Chord as a key part of the Northern Hub and improving east-west links.



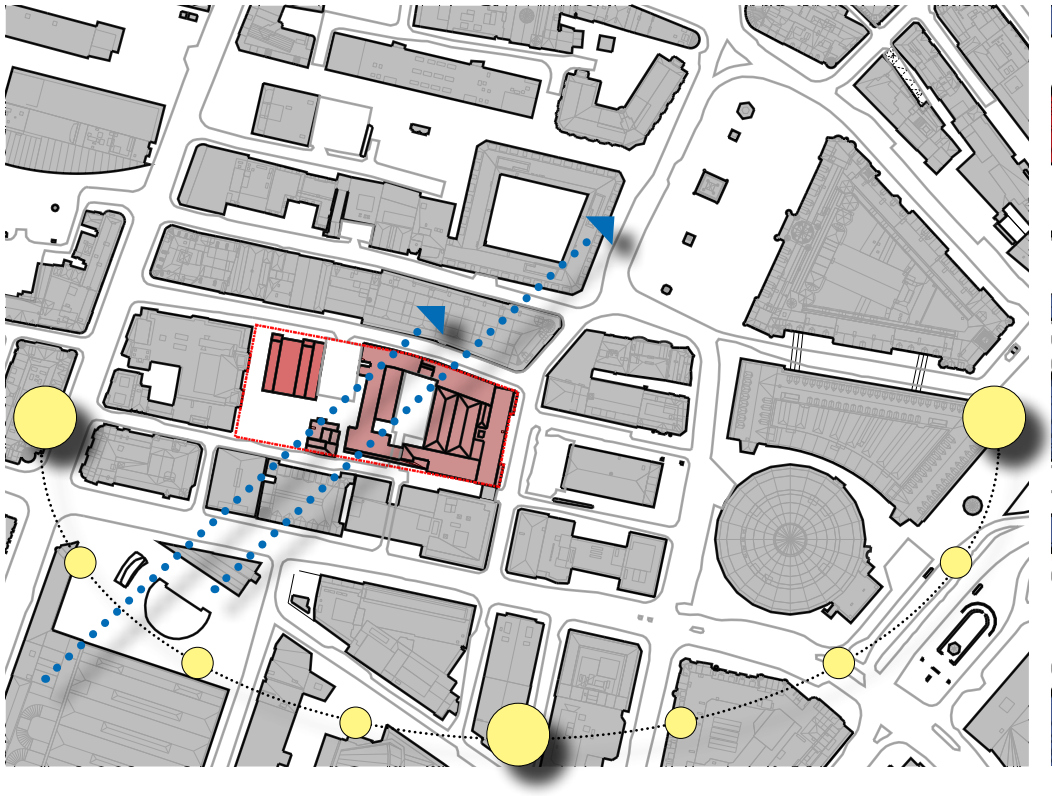
Site analysis

Microclimate

Sun path

Prevailing wind direction

North



Existing scale

Prominent building height in the area is around 6 storeys. Increased heights of up to 25 storeys exist around the public spaces at Albert Square, St Peter's Square, Great Northern Square and Hardman Square.

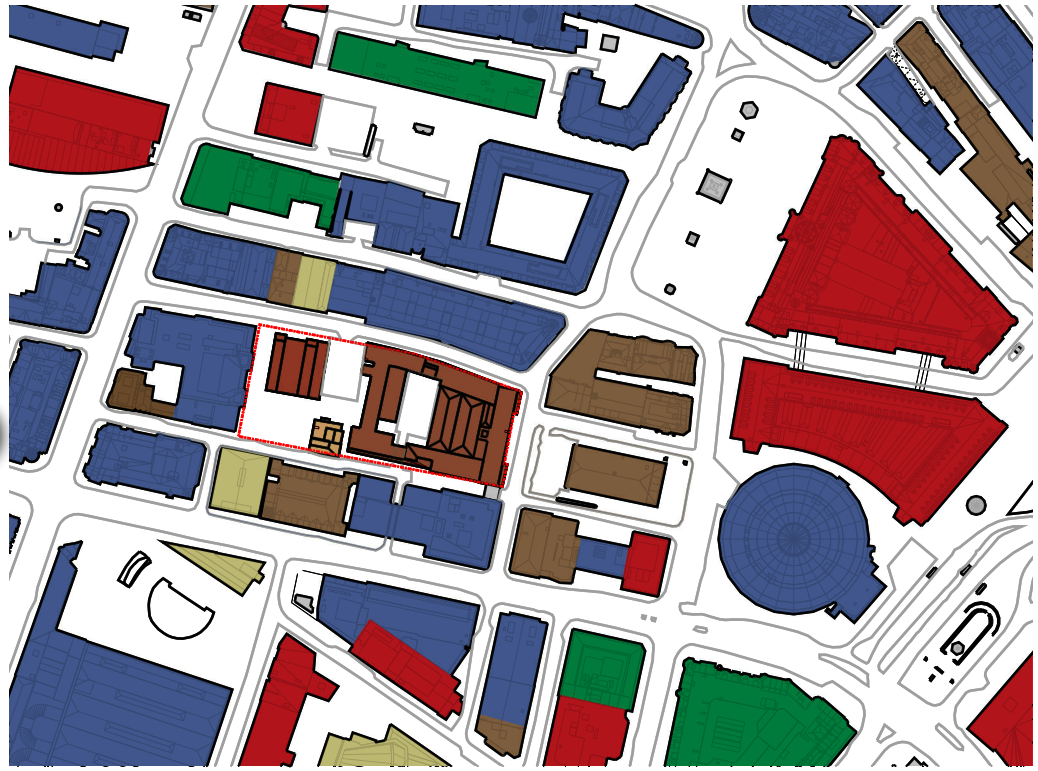
1-2 storeys

3-4 storeys

5-6 storeys

7-8 storeys

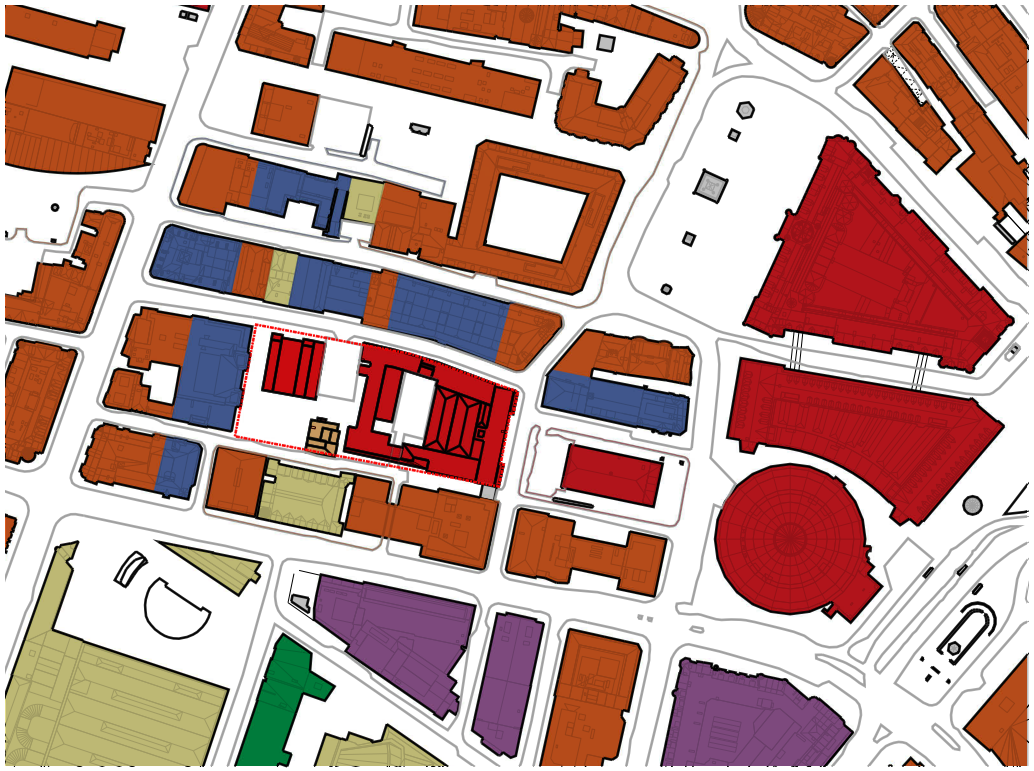
9+ storeys



Existing uses

The primary use within the site area is office, with the majority of buildings having retail/commercial uses on the ground floor. Hotels are located on Peter Street and residential within the Great Northern Tower.

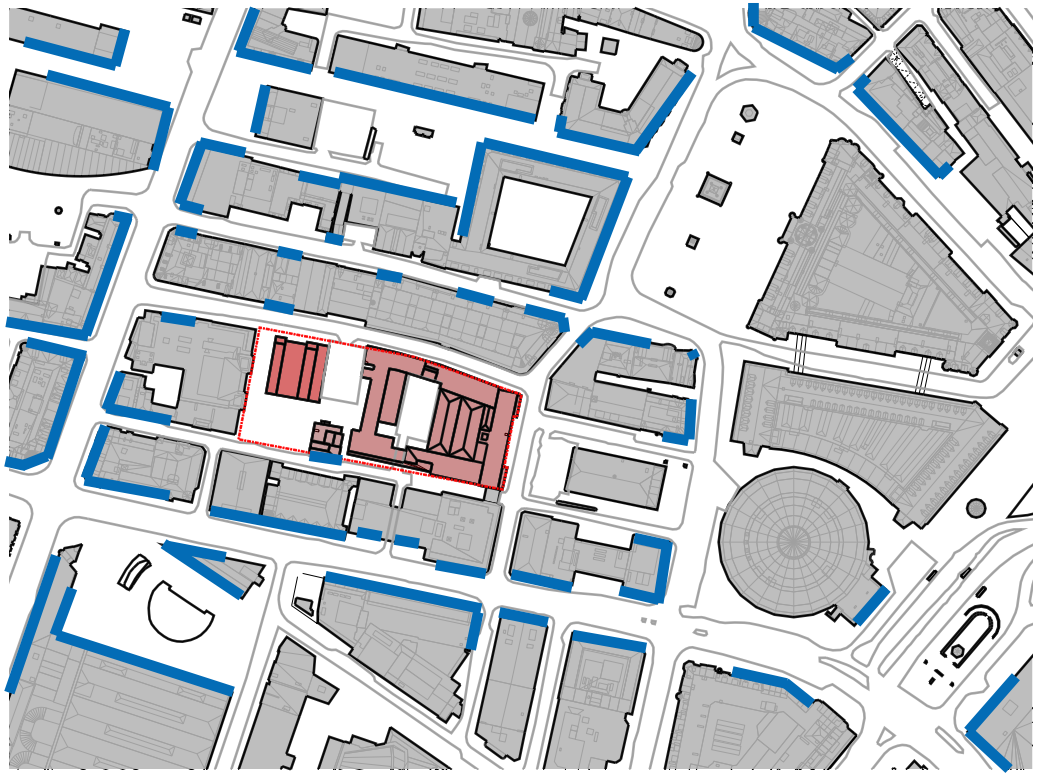
- Retail/leisure
- Retail with office above
- Office
- Residential
- Civic
- Hotel



Existing active frontages

There are minimal active frontages within the streets that define the site edges. This further highlights these routes as backstreets with poor connectivity and low levels of footfall.

- Active ground floor frontages



The opportunity

While the site is in a city centre location, Jackson's Row, Southmill Street and Bootle Street see very little footfall and are subsequently under-used, with little active frontage to attract people.

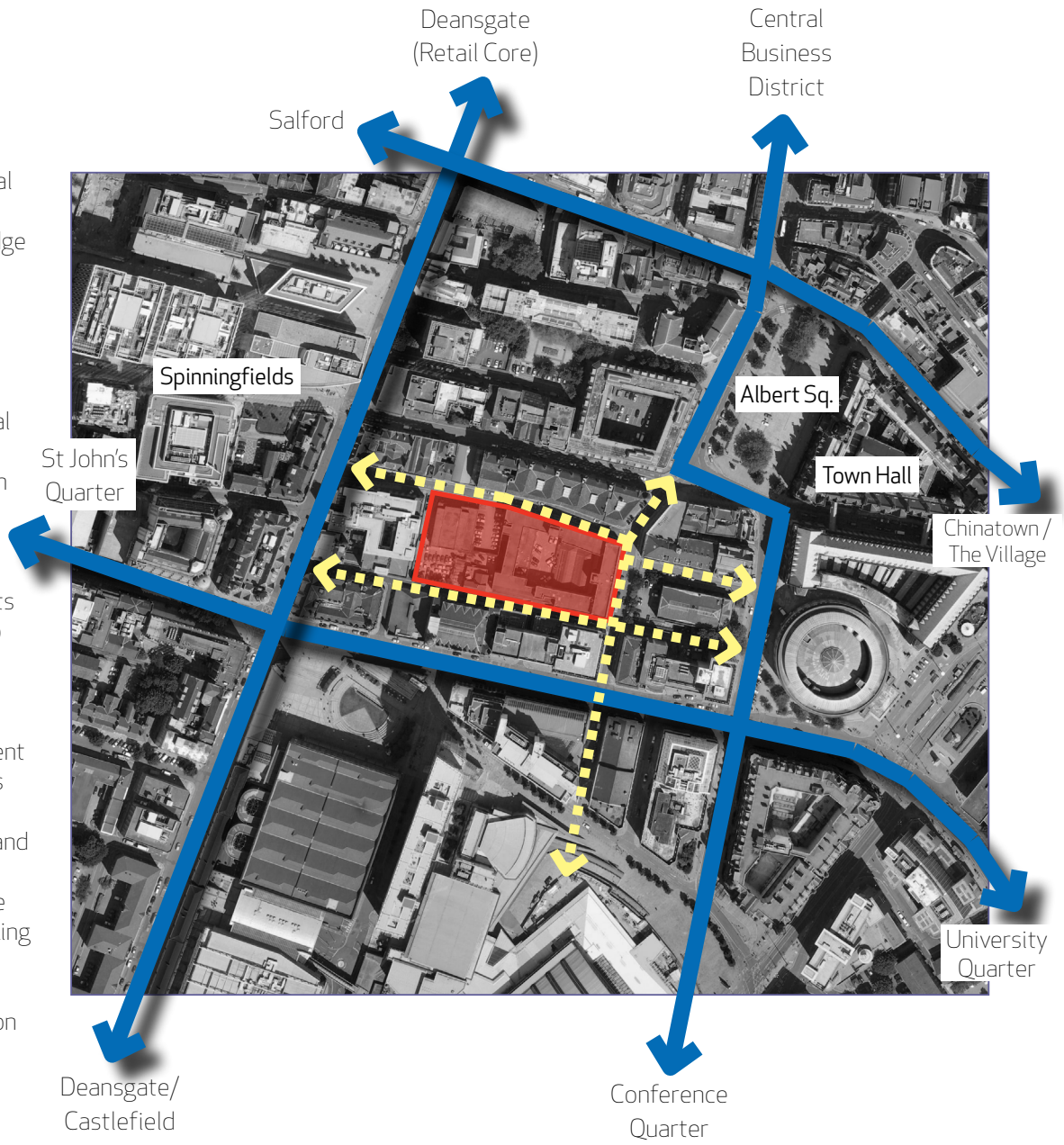
While other city centre streets could be described in the same manner, the site and its immediate surroundings represent a concentration of inactivity, reinforced by the former police station use, which wasn't a 'destination' for the public. The perception has been that there was very little of interest in the area and few reasons to visit it.

The current characteristics of the site contrast with the significance it has as a development opportunity, surrounded by a number of major city centre regeneration projects, and other planned investments. The opportunity to regenerate and reactivate the existing street frontages will reconnect this area, with the surrounding primary city centre routes and places to create a new destination for Manchester.

In addition to improved physical linkages, the sites unique location, connecting the strategic investment priorities which surround it, would enable a high end mixed use development, to further reinforce and complement the surrounding land uses. In particular, 'heart' of city centre residential accommodation, additional premium offices and a high quality hotel on the edge of the Conference and Civic Quarters, alongside new public realm, where none existed previously.

This site provides an opportunity for a development in accord with both national and local policies, and the city council's economic development and regeneration objectives, which are:

- To support significant further improvement of the city's economic performance and spread the benefits of this growth across the city, and to help create inclusive sustainable communities.
- To provide a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.
- To create a successful, sustainable and accessible city and city region in the front rank of cities in Europe and the world that embeds low-carbon thinking into the lifestyles and operations of the city.
- To create an international destination for tourism and culture.



Our aim: a connected and distinctive destination for all

Objectives

1) A new destination for Manchester

There is an opportunity for this windfall site to become a new landmark development in the heart of the city centre. A mix of uses including commercial, residential, retail, amenity and leisure combine to create a distinctive sense of place, ensuring life and vitality on weekdays, weekends and evenings.

2) Growth

We have highlighted a number of background policy documents which record the key role that Greater Manchester has played in driving the economic growth of the region and the need for such growth to be sustained. The same documents recognise the role played by the city centre in driving economic growth and the importance of combining the economic, civic and cultural assets of the city with truly world-class office, residential and other commercial developments in strengthening the offer of the city region. There is a clear opportunity for this development to make a significant contribution towards achieving such objectives while also having a profound impact upon buildings which require significant investment of their own if they are to make their fullest contribution to the growth of the city.

3) World-class architecture

This development of high-quality contemporary buildings will achieve the highest architectural standards. This quality will be ingrained from macro to micro, ensuring this visionary scheme is realised with well-detailed and constructed spaces, places and buildings of the highest quality.

4) Heritage

This development will be sensitive to its relationship with the heritage assets of the surrounding area, and will preserve and enhance those assets, including the character of the conservation area.

5) Integration

There will be physical and functional integration and coordination of the mixed use development with the adjacent city centre areas. The design will consider the wider context beyond the development ownership boundary to ensure it stitches and connects to the surrounding areas.



6) Connectivity

It will integrate the transport needs of the area, including pedestrian movements, with the wider city centre transport strategy, and identify opportunities for enhancing linkages between surrounding areas, including the Civic Quarter, Spinningfields and the existing Central Business District.



7) Vitality

There will be a wide range of development uses, including active frontages at ground floor. A mix of retail, including food and beverage offerings, will activate the existing streets on weekdays and weekends, in daytime and evening.



8) Sense of place

The site will provide high-quality publicly accessible open space in the city centre that is active and safe for all to use. The space will be activated by a range of uses and activities, and will be physically connected to adjacent strategic developments.



9) Sustainability

There will be a commitment to designing, constructing and operating buildings which minimise environmental impact and optimise energy efficiency. Social and economic issues as well as environmental are to be considered together to form a holistic approach in the delivery of a people focused masterplan.



10) Accessibility

The result will be the creation of spaces, places and buildings that are inclusive and accessible for all to enjoy.



A mixed use opportunity

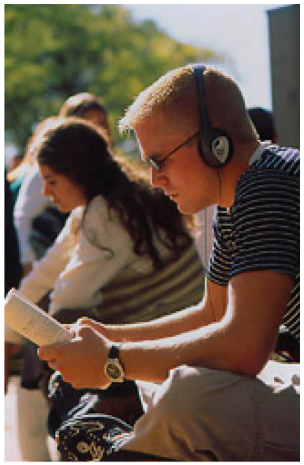
A mix of land uses are proposed to ensure that activities within the development are maximised throughout the day, seven days a week.

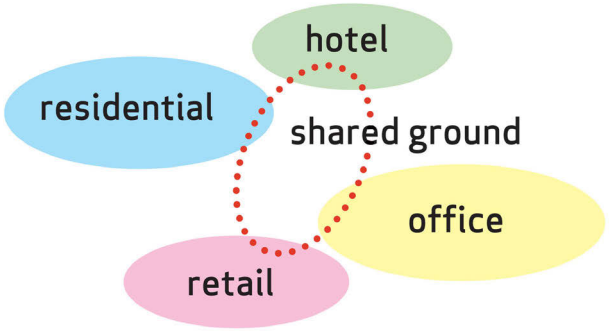
By seeking to maximise the activities 'time-line' we would look to ensure that the development is not only socially but also economically sustainable. People visiting, working, using and living on site ultimately bring success to a scheme and allow it to make the wider contribution to the city centre identified earlier.

The design proposals will incorporate sensible flexibility for the final mix of land uses to change around the 'constants' of a functional and permeable scheme, high-quality amenities and open space. Over time, the market desires may change, and therefore the use mix between high-quality offices and residential, alongside a five-star hotel, may need to adjust to market trends.

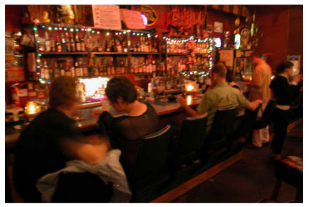
The proposals for a high-density mixed use development will respond to NPPF Core Strategy Policies CC1, CC6 and CC7, which aim to maintain the city centre's strong characteristics of a wide variety and mixture of uses that complement one another while meeting the demands of city centre land uses.

Ensure overlapping of activities in time and space!





Morning, afternoon, evening, night



24 hours a day
7 days a week

Weekday weekend

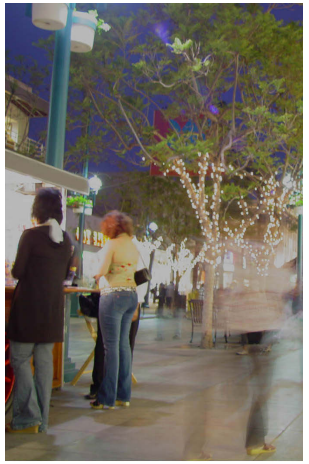


Winter, spring, summer, autumn



Work, shop, live, play, holiday

Hot, cold, rainy, sunny



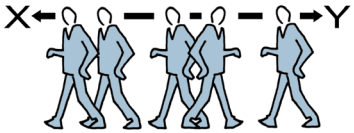
Work activities



Residential activities



Transitional activities



Recreational activities



Social activities



What are the use opportunities?

The desire is to establish a truly mixed use development featuring a wide range of uses so that the development ultimately functions as a vibrant and balanced part of the city centre.

Preliminary market needs assessments have been undertaken in tandem with financial development appraisals. From these analyses, the following potential uses have been identified:

Hotel:
A premium five-star hotel with up to 200 rooms could meet the increasing number of those visiting the city for both work and leisure purposes. The inclusion of small-scale but high-quality conference and business facilities would draw further visitors to the hotel for events, increasing activity within the development. Conference facilities would be a positive addition for attracting the best operators.

The close proximity to the conference district and the existing higher-end hotels located on Peter Street support the need for not just additional hotel beds in this area but the requirement for a five-star offering that is currently missing from the city.

Residential:
Jackson's Row presents an opportunity to provide high-end living accommodation in a city centre location. The practicalities of this city centre site mean that the homes are likely to be apartments. However, it is envisaged that these will be of a range of sizes to meet the diverse range of people wishing to live in the city centre, including families. The properties could range from small entry-level apartments for young professionals to larger family properties for the leaders of industry.

Office:
With its central location in close proximity to the Central Business District and Spinningfields, there will be a desire for commercial office space in this location. It is proposed that small, flexible business spaces, circa 8,000ft^2 floorplates, could suit this location and also draw interest from the nearby universities.

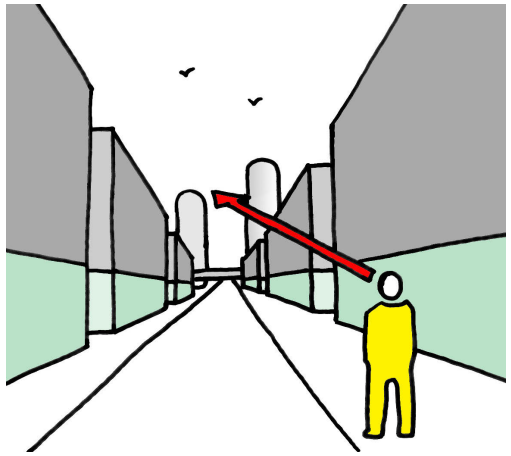
Retail:
Active frontages at the ground floor will include cafes, bars and restaurants serving those who live and work within the development and also attracting visitors as a new leisure destination.

Synagogue:
The replacement of the existing building with a new bespoke facility for the Manchester Reform Synagogue will enable the congregation to continue to enjoy its city centre location but with accommodation which is more fit for purpose and capable of meeting its long-term requirements.

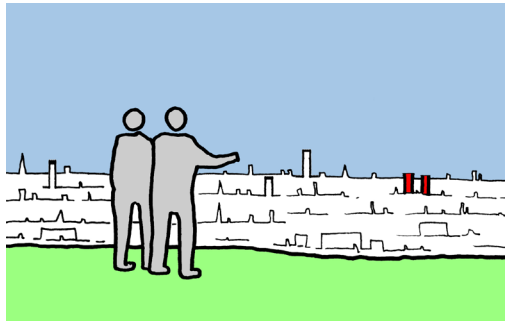
Parking:
It is proposed that parking provision would be made within the basement levels of the development to ease the parking needs on the city for people living in and visiting the development.

Public realm:
The creation of active public spaces and places is the glue that holds all the uses together. It is the activation of these spaces that creates the destination.

Marker for the city



This could be a location for buildings of some scale (considering the context of the core strategy and policy EN2) located on key city views to announce the destination and enable people to orientate themselves to it from within the city.



Buildings can create a visual identity on the skyline and become a landmark for a new destination in the heart of the city.

Development concept

The ambition for the urban regeneration of the Jackson's Row area is to create a 'sense of place' that is a lively, attractive and safe environment for the benefit of the future occupants and visitors.

We believe the design process starts with the creation of carefully planned spaces and places that form the linkages and connections with the existing city. It is this process that then defines the appropriate locations for buildings.

Spaces, places then buildings

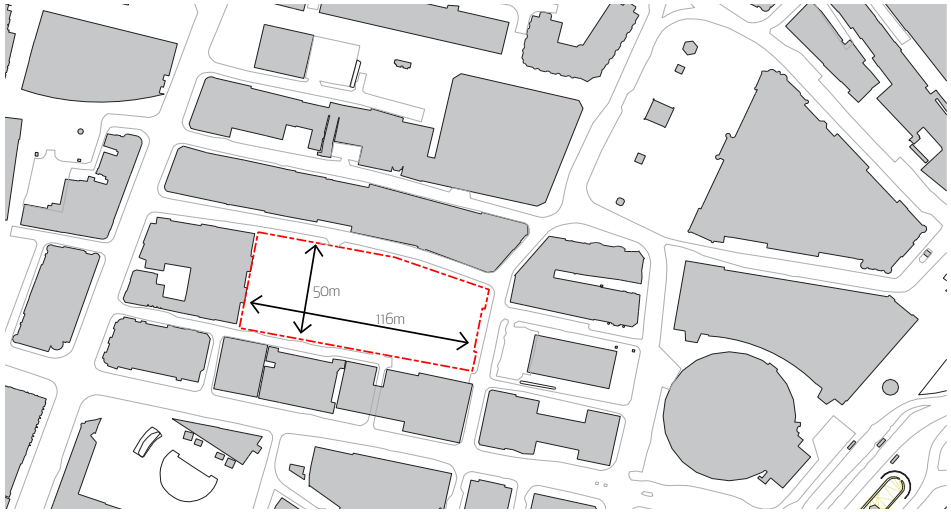
01 - Existing site circa 5,600m²

02 and 03 - Existing urban grain of the city centre streetscape. Predominantly an east/west grain with weak north/south linkages. The streets that surround the site currently have very low footfall.

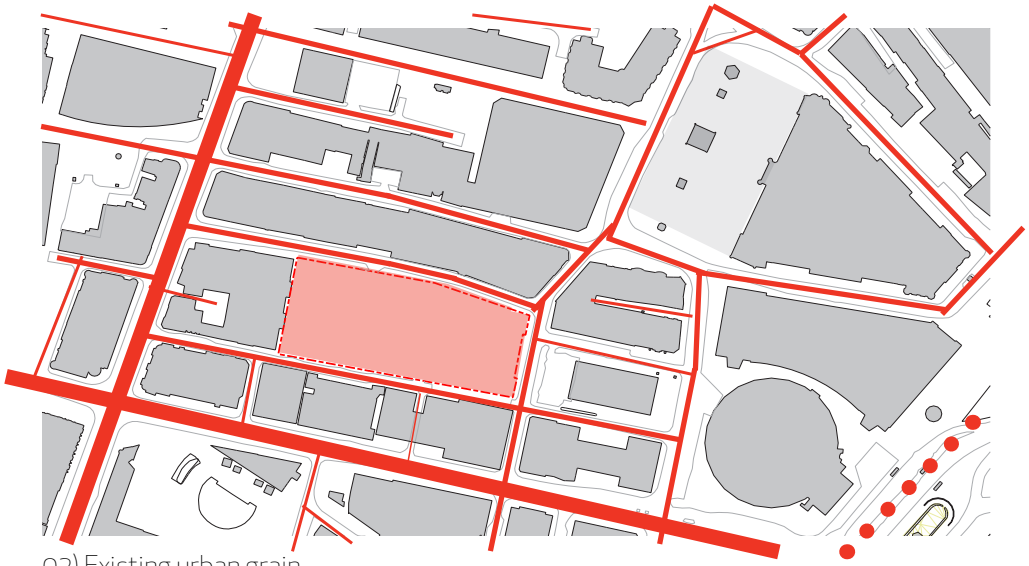
04 - The proximity of the site to Albert Square gives the north-east corner a premium address. The opportunity is to draw the connection with Albert Square into the heart of the site, connecting the full site and not just the top corner. Activating the streets that surround the site will also improve the connections to Deansgate, Spinningfields and the Civic Quarter.

05 - The creation of a new gateway square will draw people in to the heart of the site, with this new public space becoming the premium address. Buildings are located to reinforce the existing streets and to define the edges of the square.

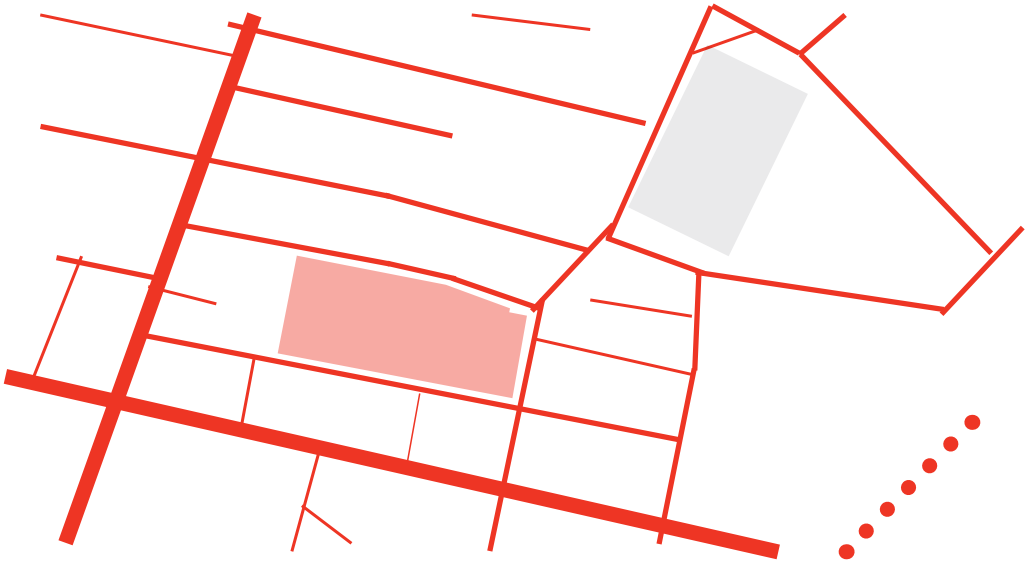
06 - The synagogue and the hotel conference facilities will require a series of large, open-hall spaces with few internal structural columns. Therefore these will need to be incorporated in a ground-floor building with little building structure above.



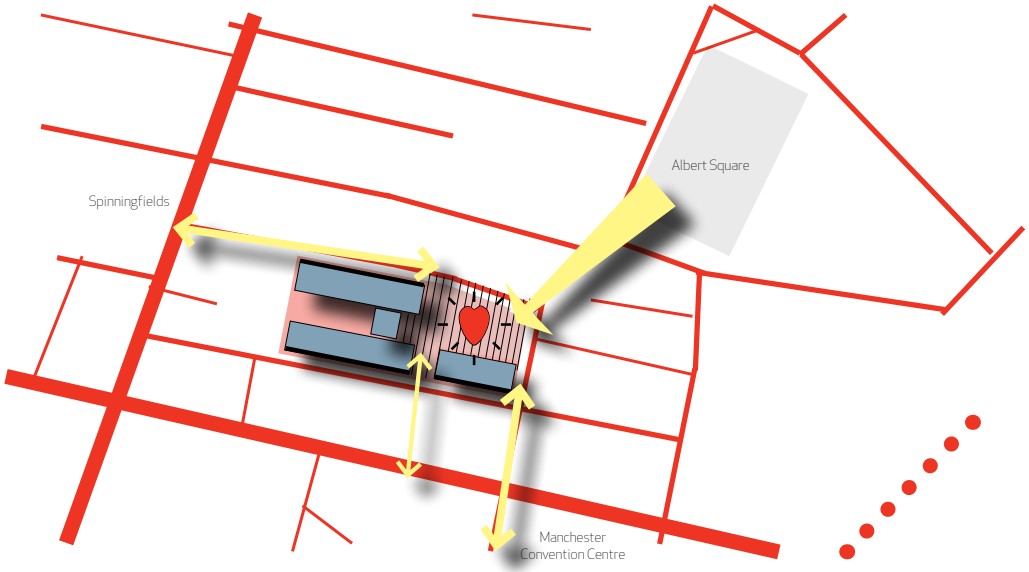
01) Existing site circa 5,600m²



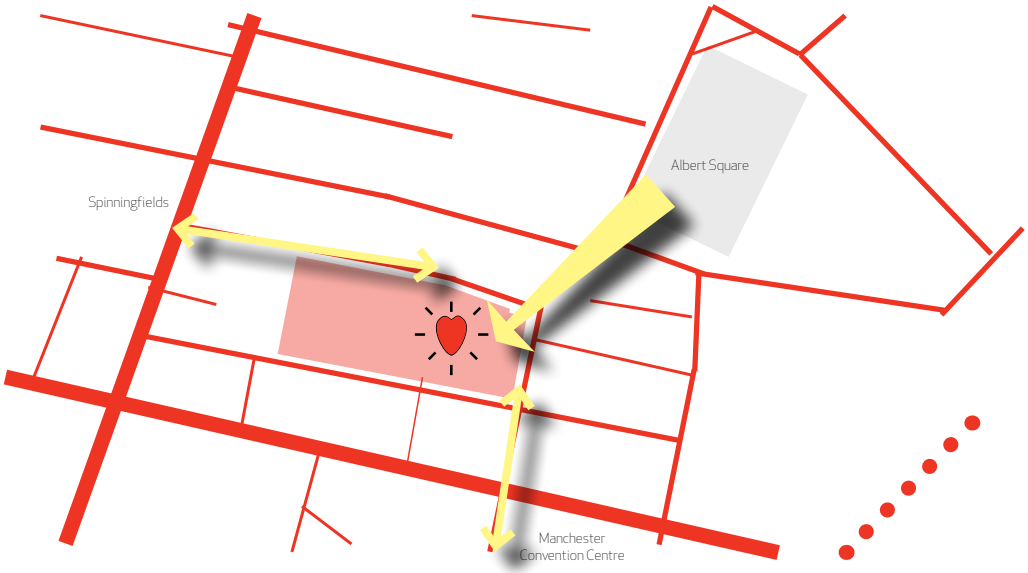
02) Existing urban grain



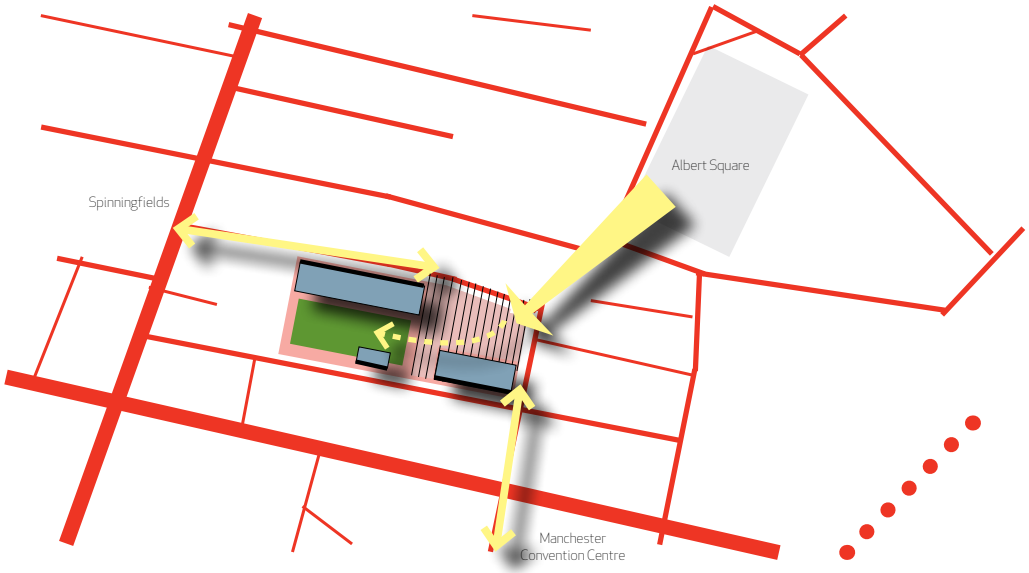
03) Urban grain - east/west primary orientation



05) Reinforcing the street edges to define a new public square



04) Well-connected premium address



06) A south-facing garden square

Public realm

The vision for Jackson's Row is a coherent, high-quality urban environment focused around an exemplary public realm that enhances its city centre setting. The opportunity for a series of high-quality public spaces integrated with the surrounding network of streets will bring activity and vibrancy to this forgotten part of the city centre.

The high-quality design of the public realm at the heart of this well-connected and distinctive destination will be critical to the successes of the development and the long-term economic and social regeneration of this area.

A strong and clear long-term management regime must be established in support of the initial vision for the public realm and its attention to detail and ability to provide a place of lasting quality. The physical maintenance and repair of the public realm, landscape, lighting etc is important, as is the continual review of management practices, use and events so that the management is an ever-improving regime that ensures a lasting legacy for the place.

The key elements that will contribute towards the design of the public realm and create the area's sense of place will include the following:

Landscaping treatment

Landscaping is essential to create attractive and user-friendly spaces. This includes both hard landscaping, such as paving materials, and soft landscaping, including trees and planting. These elements can be used to create a sense of hierarchy to the spaces and the routes that connect them, and are also important in place-making. It is envisaged that the gateway space will be predominantly hard and the elevated garden space softer, taking advantage of its elevated south-facing aspect.

Materials

The use of high-quality natural materials with robust/resilient properties will be used to ensure the quality of the public spaces is long-lasting, with realistic levels of maintenance and management.

The use of an agreed palette of materials will help define the hierarchy of spaces within the area and identify pedestrian priority areas.

Street lighting

Considered and calculated levels of lighting are to be provided to create a secure and safe place to pass through while not causing light pollution to the surrounding area.

In addition to functional task lighting, feature lighting is to also be considered as an opportunity to create a different ambience of place at night.











Street furniture

Street furniture will be selected to complement the lighting and architecture, and should help create a distinctive and consistent identity for the development.

The use of local and environmentally friendly materials can assist in minimising the visual intrusion of street furniture, which should be located so as not to impact on pedestrian movement or create visual clutter.

Wayfinding/signage

A wayfinding strategy will be produced to ensure a consistent and coordinated approach across the development, helping to reinforce the identity of this new place.

This will include signage ensuring a joined-up approach between the overall 'look and feel' of the development, with the strategies for street furniture, ensuring it is functional yet avoids unnecessary urban clutter.

Public art

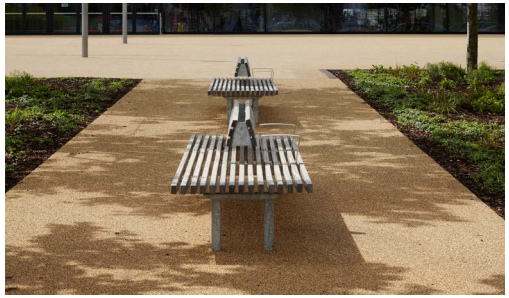
Art is an important element in contributing towards a coherent and stimulating sense of place and identity within the wider public realm. There is an opportunity for the new public spaces to host public art on both a temporary and permanent basis.

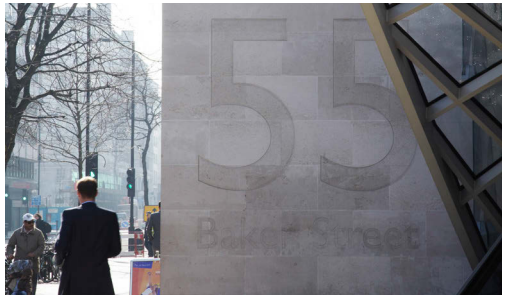
There is an opportunity for local skills and talent to be encouraged, developed and celebrated through the public arts strategy.

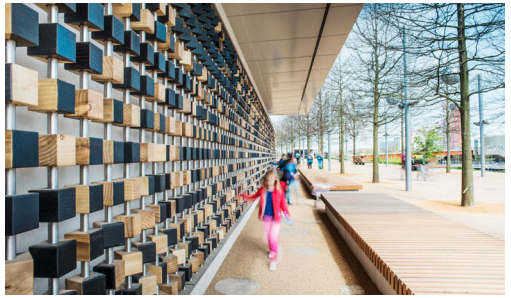
Programme

There is an opportunity for the public spaces to include a programme for events, exhibitions and activities. This will further draw people to the place, enhancing its reputation as a new city destination and enriching the vibrancy of the activity within the spaces.

The use of seasonal and out-of-hours events can encourage activity within the public realm at times when it would otherwise be quiet.

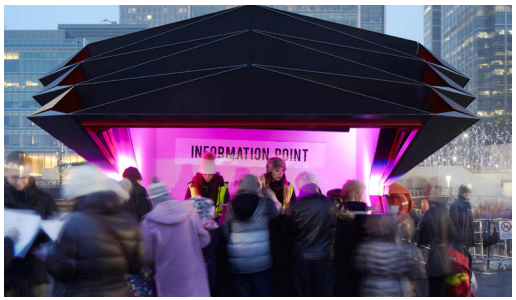














Masterplan

The Jackson's Row/Bootle Street site represents a unique opportunity to regenerate a significant parcel of land in the heart of the city centre. This document looks to guide future development proposals and a planning application in such a way that the challenges of the location, at the heart of an overlooked part of the city centre, are addressed.

It must be remembered that the purpose of this document is not to prescribe a form of development but to illustrate an example of how the core principles and opportunities which have been identified could be met. There are obviously many development options and land use mixes which could be promoted. Ultimately, it will be for a future planning application scheme to make the detailed case for a planning approval.

Place-making

The indicative masterplan recognises the importance of setting the correct juxtaposition between new buildings, floor space and land uses and also high-quality civic spaces. The principle of 'spaces then places' to define the masterplan looks to create a distinctive sense of place at the heart of the development that is functionally and physically connected to the wider area.

A gateway square to the north-east of the site is visually connected with the adjacent Albert Square to inform a new desire line, drawing people into the heart of the development. A second public square to the west of the site could draw footfall through the site and to the unique south-facing garden square. Both new public squares have been indicated with active frontages, ensuring they are active and vibrant spaces with day, night, weekday and weekend use.

There is an opportunity for the garden square to incorporate a contemporary event space or modern bandstand. This would provide an opportunity to showcase Manchester and its rich musical heritage, past, present and future, in the heart of the city.

The alignment of buildings should be to the back of the pavement line, to enhance and reinstate the historic linear character of these streets. Active frontages should be incorporated throughout the ground floor, enhancing activity and interaction that will increase footfall, bringing these key city centre streets surrounding the site back to life.

The new public spaces and activation of the streets that bin the development should positively improve linkages, connections and public desire lines with the wider area and its adjacent landmark projects, including the Civic Quarter/Albert Square, Conference Quarter/Manchester Central, Deansgate, Spinningfields and beyond.

Uses

This development framework has recorded a strong commitment to securing a true mix of land uses, with each component having the highest-quality aspirations in terms of occupiers, spaces, architectural details and materials.

While it is appropriate and necessary to allow for a range of potential land uses, in advance of a detailed planning application it is anticipated that a number of key components will be delivered, including:

Hotel - An international hotel brand, in the heart of the city, should provide Manchester with its first true five-star offering. There would be an expectation that such an occupier may also bring with it associated dining, leisure and perhaps conference/event facilities. The masterplan identifies this as located within the north building, with its main entrance/reception located on the gateway square and vehicular drop-off located along the Jackson's Row. Hotel leisure and event spaces could be located to the south of the building, spilling into the garden square.

Residential - The inclusion of high-end residential apartments will complement the mix, but it is important that the residential units are sized to permit true city centre living, with the inclusion of apartments suitable for future families. Within the envelope of future buildings, external amenity space should be provided (potentially including gardens at high level or on the roof) for the residential apartments below, which would further benefit inner-city living for young families.

To sustain its economic growth, meet various strategic policy objectives, and maintain the momentum of the regeneration successes of the recent past, the residential component of a scheme should provide homes for leaders, entrepreneurs and captains of industry.

Residential units could be provided above the hotel within the north building. Separate lifts, stairs and entrances would separate these uses; however, the potential for residents to have access to use the hotel amenities such as the gym can be explored with potential operators.

Office - Premium office space has an important role within the development, rounding off the range of primary uses,


Garden square
Gateway square
Spinningfields
Albert Square
Manchester
Town Hall
Jackson's Row
Deansgate
Bootle Street
Manchester
Town Hall
extension
Peter Street
Southmill Street
Central
Library
Great Northern
Square
St Peter's
Square

Garden square
A greener, softer public space with a south-facing events lawn.
A vibrant space programmable for activities.

North building
Cafes and restaurants provide south-facing active frontage, spilling into the garden square. Active frontage provides animation along Jackson's Row, including the entrance to the synagogue. Potential for hotel and residential uses above.

Gateway square
The arrival space with strong visual connection to Albert Square. Shared surfaces connect the space with the surrounding streets. Trees, benches and water features animate the space.

South building
Building entrances, shops and cafes provide active frontage spilling into the gateway square. Active frontage will also animate the Bootle Street/ Southmill Street junction. Office to be the primary use of the upper levels.



meeting perceived demand and creating the truly mixed used development that has been described earlier. The wide variety of uses will help in creating a new vibrant destination with around-the-clock use, seven days a week.

The southern building is proposed to incorporate the office use with open-plan floorplates offering panoramic views across the new public squares towards the town hall. The floorplates are to be flexible, permitting multiple tenancy split permutations. The entrance and lobby to the office should be off of the gateway square, further establishing this as prime first-class office accommodation for the city.

Retail/leisure- Such an environment will obviously be reinforced by the provision of retail, leisure and bar/restaurant accommodation, fronting the perimeter streets and animating the proposed public squares.

Synagogue - The future development is to include a new purpose-built facility for the Manchester Reform Synagogue. This will keep MRS within the city centre and also provide it with a state-of-the-art building which is fit for its purpose and is an important religious and community facility. The masterplan indicates that it could be incorporated into the lower levels of a development as part of the north building, with original fittings retained and reused, and its front door address remaining on Jackson's Row as per the existing facility.

It is important that a development of this scale and significance should learn the lessons of previous projects and raise the bar in terms of its approach to energy usage and general sustainability. It should be not just achieving but looking to surpass the standards set out within the building regulations where practical.

Construction and operation of the proposed development will create a significant amount of new employment.

Building form, height and massing

While the existing scale and grain of surrounding buildings has been taken into account in considering an appropriate development approach, it has not been taken to be a determining consideration. The opportunity should be taken to revisit such matters in securing the required change to the character and function of the area overall. However, the proximity of conservation areas and listed buildings has to be an important factor in considering the approach to building height and massing and also the provision of new building zones, public spaces and public realm.

It is anticipated that new buildings of some scale could be proposed. This is considered to be a suitable approach for such a location at the core of the city centre and given the precedent set by other landmark schemes. It is also important to stress that the case for height cannot be divorced from, and is effectively a product of, the key requirements which have been identified for significant new open space, design quality, place-making and improved permeability.

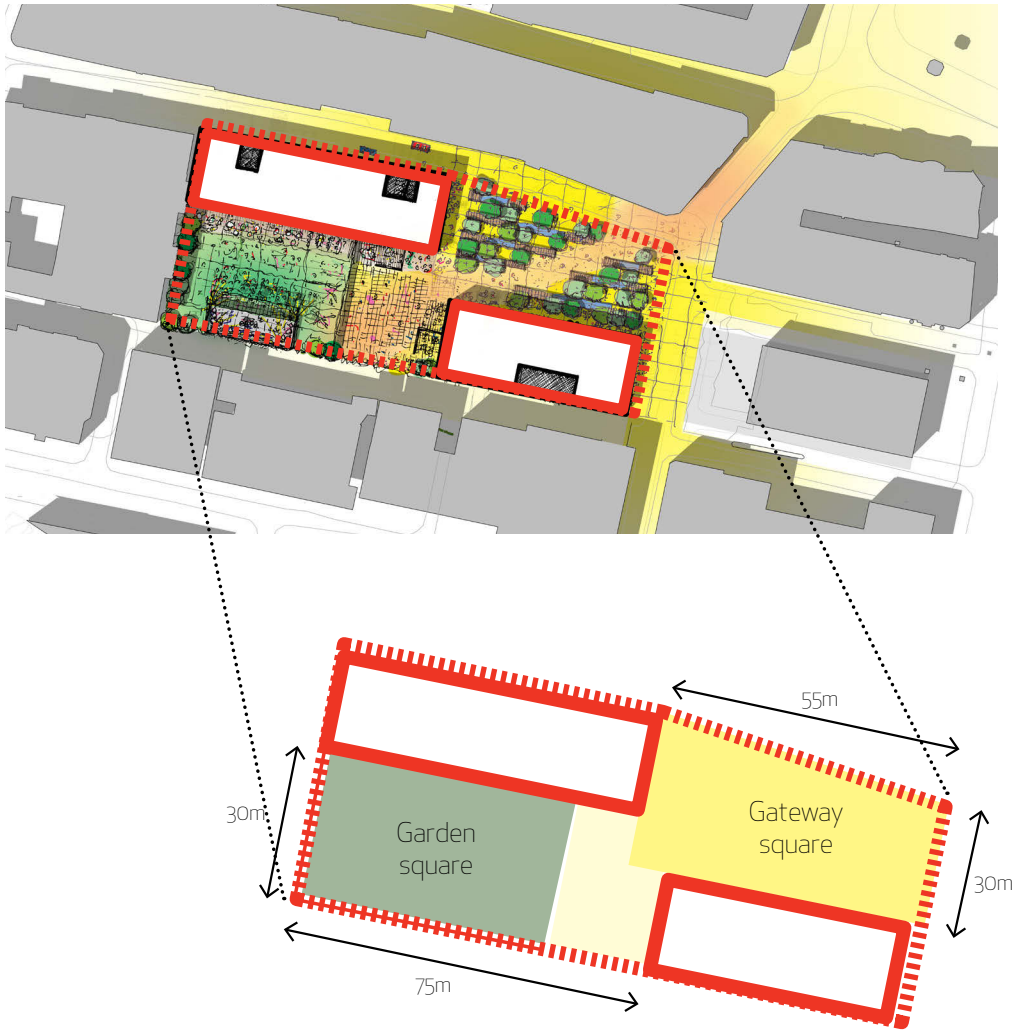
As the emerging masterplan is developed and a planning application is presented, any building of scale will need to be of the highest design quality. Notwithstanding the preliminary assessment which has been undertaken in respect of the significance of the existing buildings on site, there will need to be a full assessment of the approach adopted by a future development proposal in the context of the relevant Core Strategy Policy (EN2), National Policy and Historic England Guidance. Key considerations will be the presence of a development proposal within the wider city townscape and its relationship with both conservations areas and other heritage interests.

Conclusion

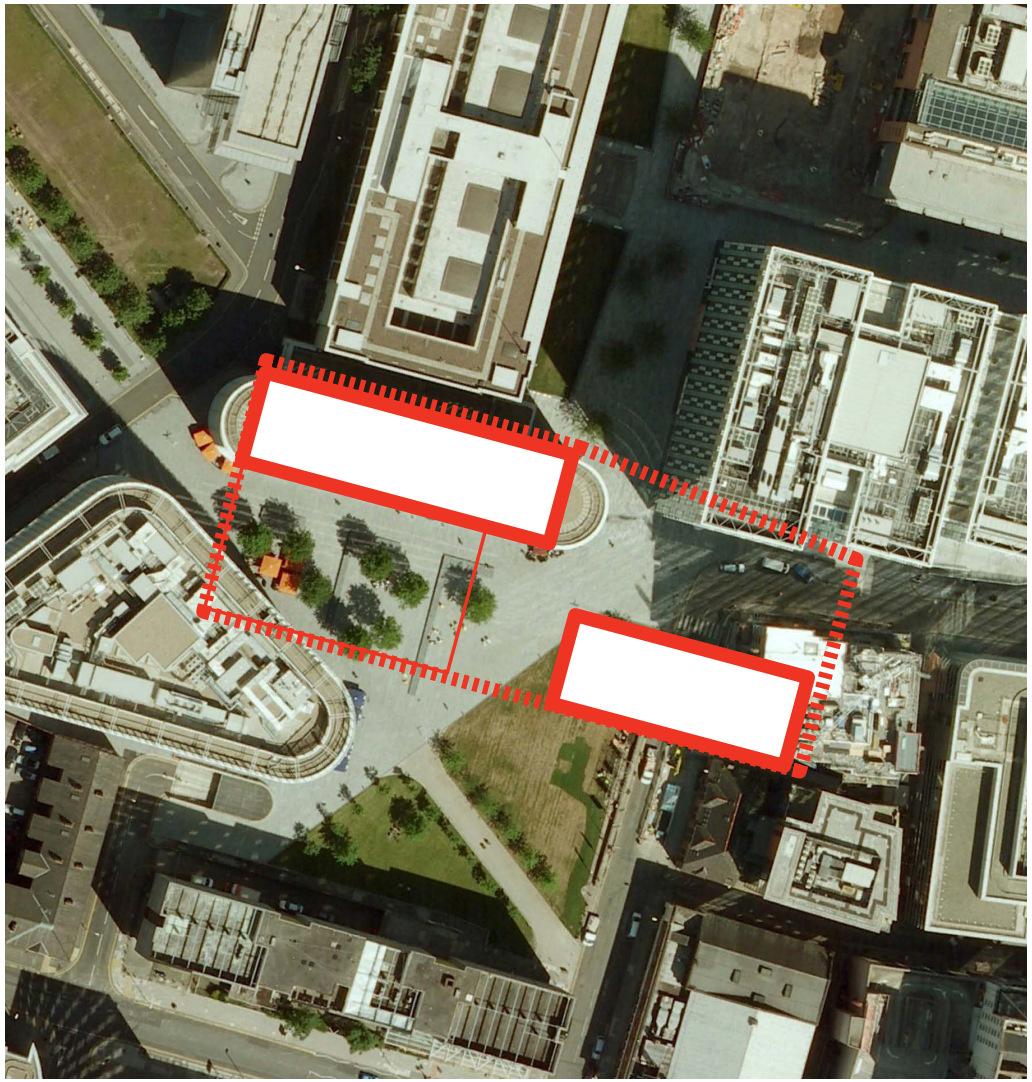
The opportunity for such a prime city centre site of this scale to be developed is a rare windfall. This opportunity should be celebrated and exploited to its maximum potential through the creation of a new landmark development for Manchester.

The benefits of delivering this truly mixed use project will be wide ranging with the creation of a project of the highest quality, showcasing Manchester and reinforcing its credentials as a key destination for business and investment.

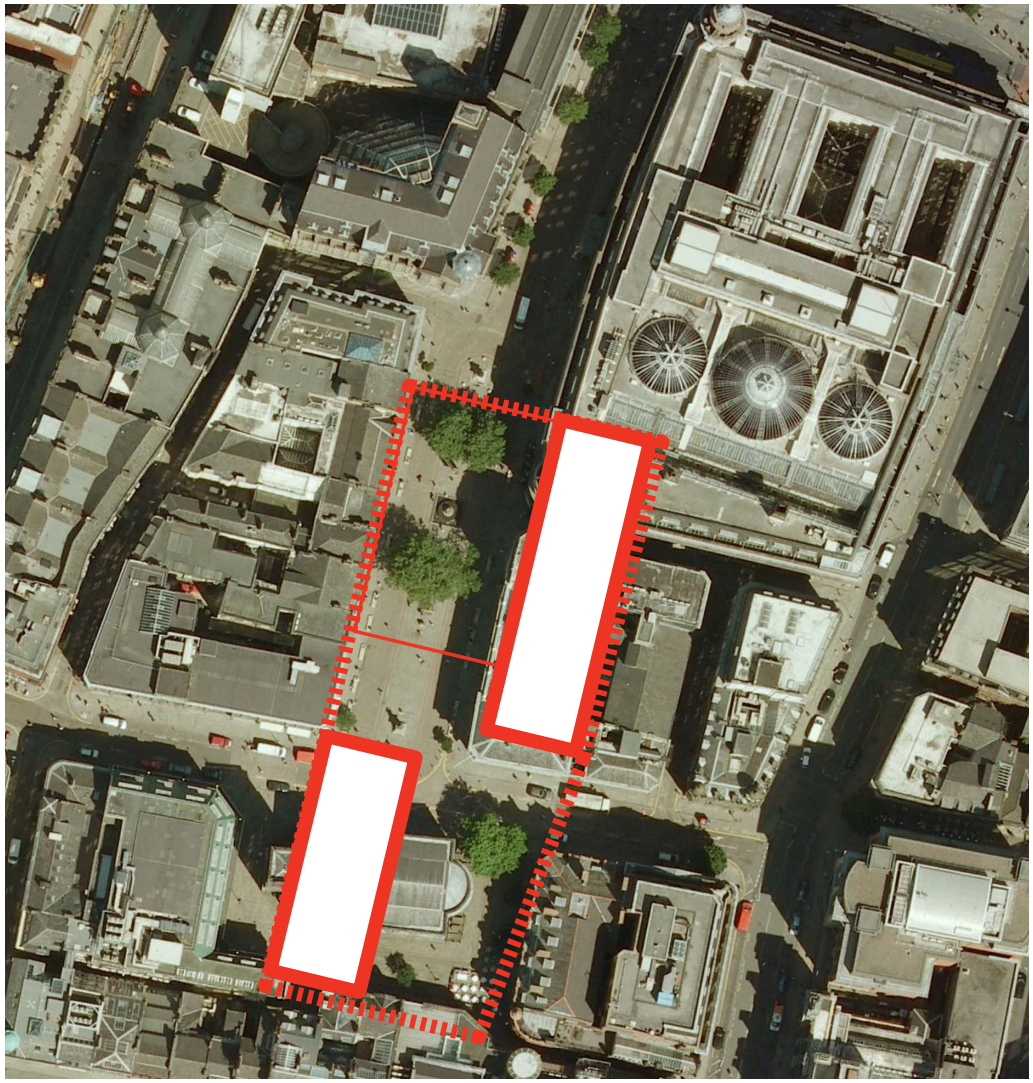
Scale comparison of public squares



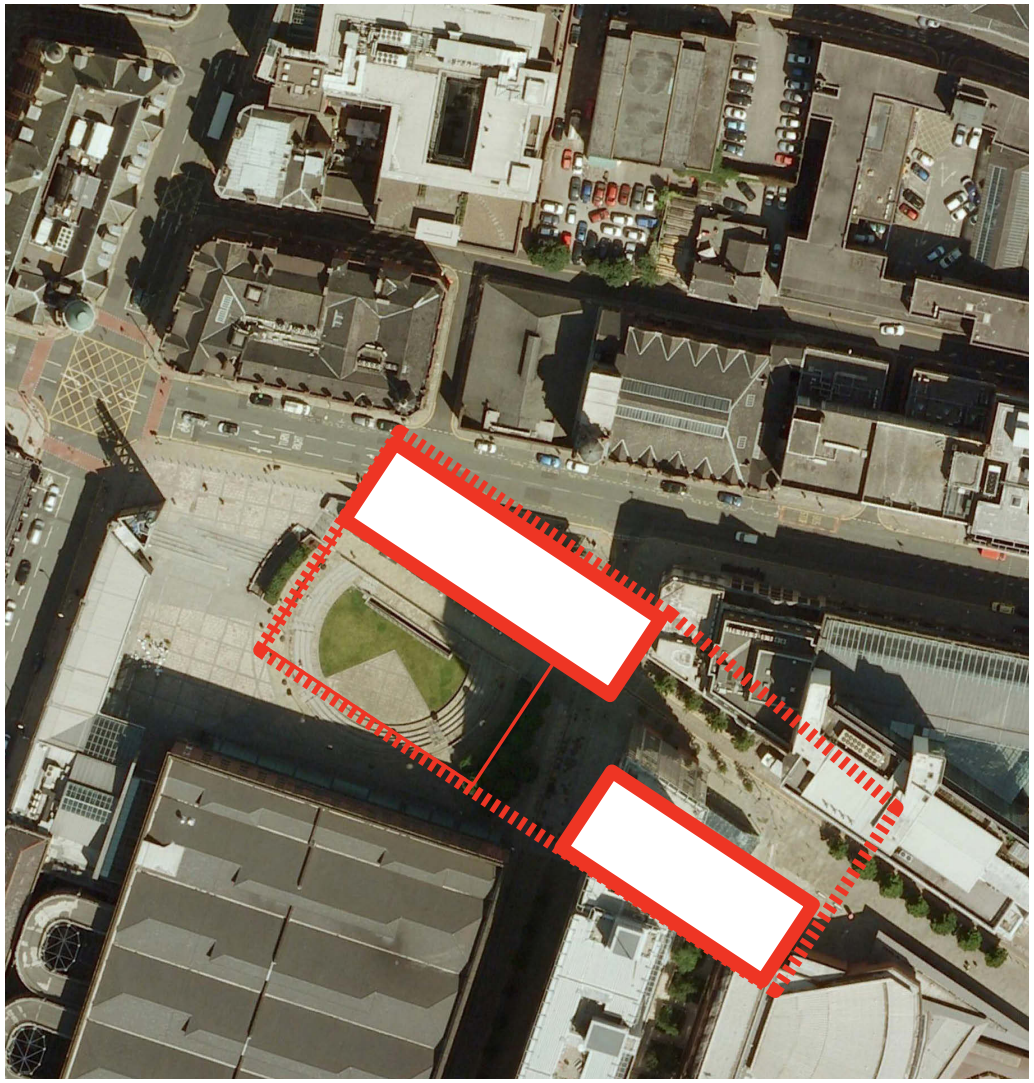
Scale of proposed new public squares for the Jackson's Row development



Scale comparison with Hardman Square, Spinningfields



Scale comparison with St Ann's Square

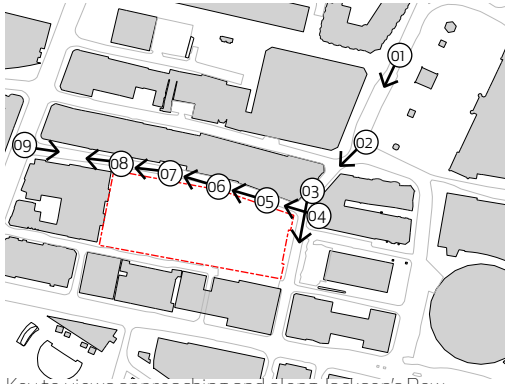


Scale comparison with Great Northern Square

Streetscape comparison - Inactive: Jackson's Row

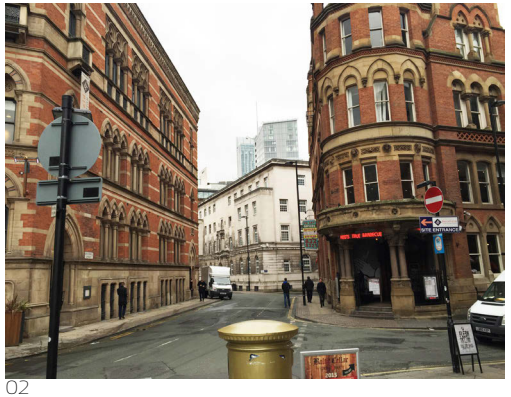
This photo sequence captures the journey from Albert Square to Southmill Street to Jackson's Row, passing the proposed site and on to Deansgate.

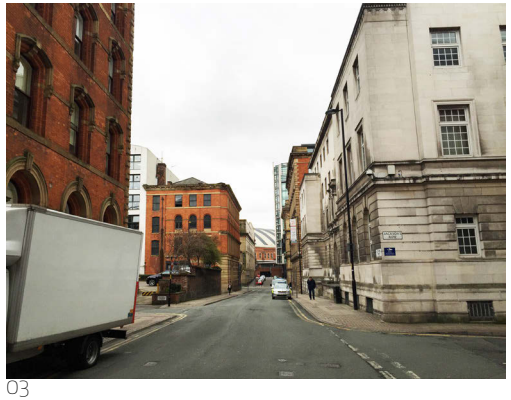
The journey illustrates how the edges to Albert Square are active with bar and restaurant frontage; however as you move off the square the character of the streets changes with limited active frontage. Pedestrian footfall is low, and activity is not found again until you reach Deansgate.



Key to views approaching and along Jackson's Row

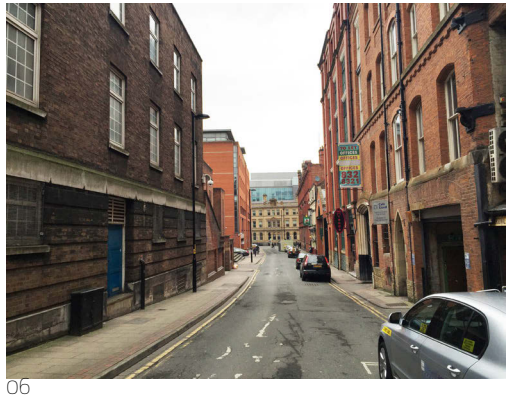

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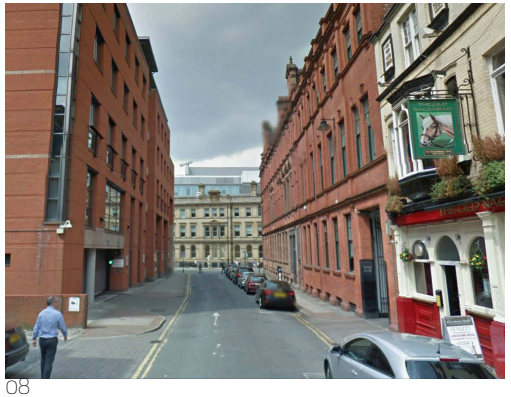

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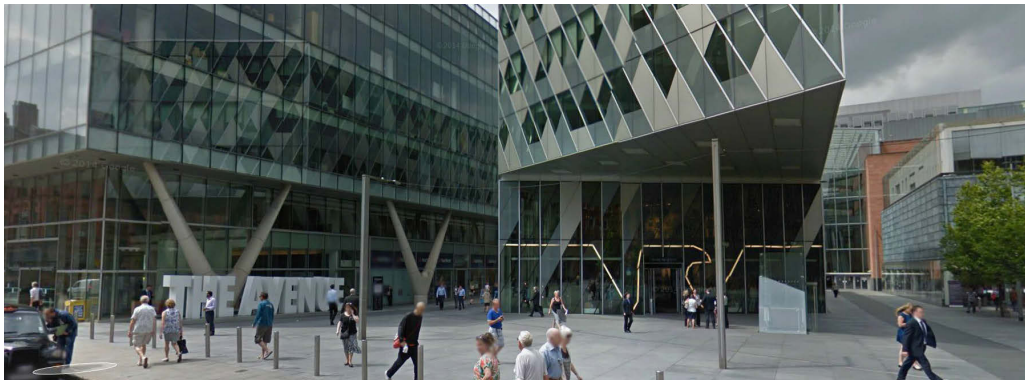
Streetscape comparison - Active: The Avenue, Spinningfields

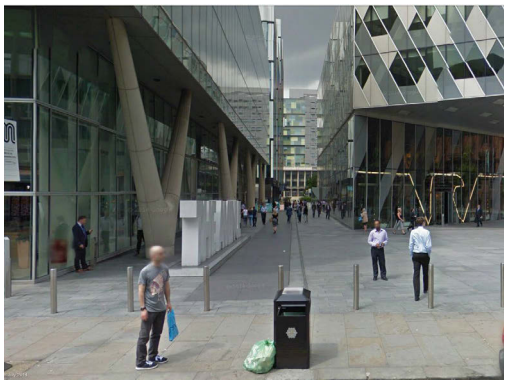
This photo sequence captures the journey from Deansgate along The Avenue to Crown Square within Spinningfields.

The Avenue is a vibrant and active new street that forms the spine of the Spinningfields development. A mix of ground floor uses line this primary pedestrian route with glazed entrances to buildings giving glimpses of the activities within, plus shops and restaurants spilling into the street.

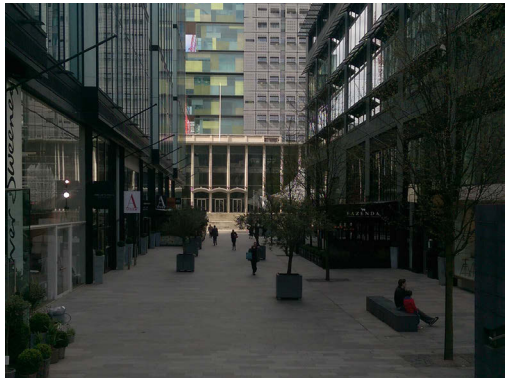
The mix of active uses ensures this route is used not just by those that work within the buildings but also as a wider draw, pulling high levels of pedestrian footfall from Deansgate into and through the development.

The proposed development at Jackson's Row will look to draw upon this approach whereby the use of active frontages brings vibrancy and activity to the streets and squares that define it.

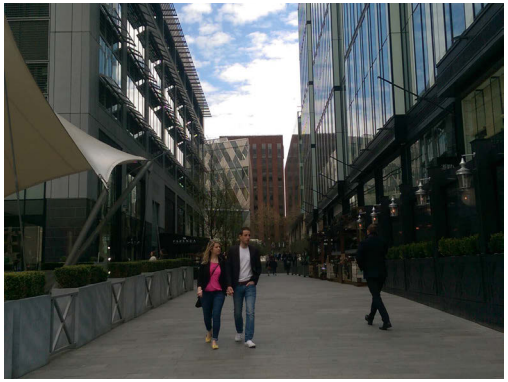




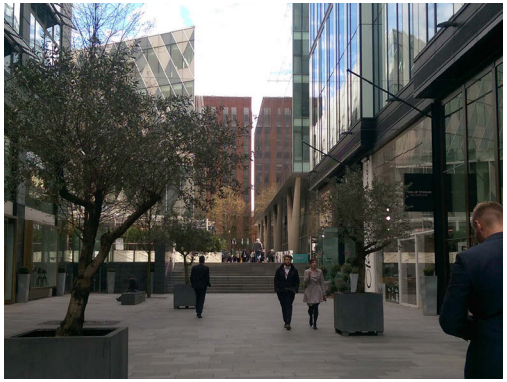












Development principles

The key guiding principles of the framework, which the city council would expect to be reflected in the detailed content of a future development proposal, are summarised as follows:

- It is important that the SRF sets out a framework for the redevelopment of the site, drawing together some core development principles which have been touched upon elsewhere in this document, before recording specific principles which the city council would expect to be reflected in the detailed content of a future development proposal.
- A fundamental aim of a development at Jackson's Row is the realisation of the full potential of the opportunity through the delivery of landmark new buildings of scale and highest quality of built form and content (land uses and public spaces/public realm), and the creation of a resultant destination in what is currently an under-utilised part of an otherwise vibrant city centre. Successfully achieving these objectives will make a major contribution towards achieving the wider strategic objectives of the city council and the city region.
- While a form of development is being presented and described within the SRF, this is not prescriptive. The masterplan is an important representation of a potential approach, and it is equally important to identify the series of principles which would then need to be addressed in the context of a detailed planning application proposal.

City centre context/ connectivity

- A new development should be fully integrated, physically and functionally, with the rest of the city centre. A development should be well connected to neighbouring regeneration projects/ areas, including Spinningfields, St John's, the Civic Quarter and Conference Quarter/Manchester Central.
- The new development should create active frontages at street level, enlivening existing streets and proposed new public realm.
- The development should be a catalyst for the creation of a new urban quarter where a significant development of the highest quality, on this specific site, can stimulate further development activity in the surrounding area.
- The development should improve connectivity through the area, enhancing permeability, creating new improved pedestrian routes, and building upon the site's important relationship with other surrounding regeneration projects.
- An inspiring urban environment should be created.

Development form

- A mixed use development of the highest quality should be secured. Quality in terms of public realm, spaces and resultant 'place-making' as much as architecture should be achieved.
- Alignment of new building blocks along the existing streets should reach the back of the pavement line. This will enhance the linear character of the existing streetscape. The architectural form should emphasise the walkability of this site.
- Good-quality development with strong permeability, connectivity and sense of place (as envisaged by the SRF) can add momentum to the way in which other development proposals in this part of the city centre can be brought forward, adding significant value to the city's offer as a location of choice
- The positioning of new buildings should be carefully considered to create the most usable public spaces. The public spaces themselves should be of the highest quality, incorporating public art and landscape while retaining their functional purpose as the new linkages referred to elsewhere.
- The height of new development should be informed by the highest architectural design quality and a consideration of the potential impact of a development upon selected important views.
- Landmark buildings have the potential to mark the presence of the development within the wider city centre context, thereby providing legibility and reinforcing movement through the site.
- The resultant consideration of the scale of buildings proposed will need to reflect the importance of the development opportunity in meeting other strategic objectives while respecting the site's important relationship with surrounding buildings and spaces.

Historic environment

- A proposal should demonstrate that it will not have an adverse visual impact on the setting of the identified heritage assets from either inward or outward looking views.
- While a comprehensive approach is likely to involve the redevelopment of the site, to create new spaces etc the case for such an approach will clearly need to be made and carefully considered in the context of a future planning application.
- A redevelopment of the site should protect and enhance the character of the conservation area and surrounding heritage assets, with particular attention given to the expression of the development in views from Albert Square, St Peter's Square, the Civic Quarter, Peter Street, Deansgate and the wider city centre townscape.

Architectural quality

- A new development must be of the exceptional quality in terms of new buildings, architectural detail, choice of materials and public spaces, reinforcing the site's key frontages.
- The quality of the development must be a positive response to the importance of the development opportunity itself.
- The overall design should demonstrate that it contributes to the varied architectural style of the city centre while being specifically adapted to its context. A high-quality contemporary approach is encouraged while taking appropriate influence from adjoining building styles in terms of proportions, materiality and elevational rhythm.
- Proposals should avoid the monolithic characteristics of the blocks that would be removed to provide a variety of buildings and secure the creation of quality unifying spaces, carefully articulated by elevational details.
- Buildings with individual expression and vitality will be supported. While a development is expected to be of a high-density urban form, the important role of landscaping within public spaces and at higher levels of the development should not be ignored.

Activity/operation

- The proposals should create a new and distinctive meeting place that will tie together surrounding properties and land uses.
- A development should become a true 24-hour city centre environment containing complementary 'live, work and play' activities.
- The proposal should accommodate the highest-quality commercial, residential, hotel, retail, amenity and other leisure uses within final development mix.

Movement

- Access, service and car parking should be consistent with wider strategic transport initiatives which aim to reduce traffic within the city centre and Civic Quarter, and promote a modal shift to increased use of public transport.
- Parking provision should be minimised, with an emphasis on controlled parking and simple drop-off points. Use of the area as a through route will be discouraged, especially along Bootle Street and Southmill Street.
- A focus upon improved pedestrian connectivity will ensure the development secures strong linkages with existing public transport opportunities within the vicinity of the site.
- Alternative modes of transport should be allowed for primary cycling facilities, reinforcing the value of the new public routes that are to be secured through and around the site.
- Development proposals should be fully accessible to all, safe and secure.
- The transport and traffic implications of development proposals should be fully considered, including access to existing businesses and car parking, to new facilities and to the wider area.

Sustainability and management

- Proposals should secure the highest possible standards of sustainability in new development by creating an inspiring and resilient urban environment in terms of energy performance and the resultant response to the impacts of climate change.
- Proposals should integrate the principles of resource efficiency to both the development itself and the subsequent management of buildings, services and spaces.
- Proposals should be focused upon new buildings which reduce energy use by incorporating high levels of insulation energy efficiency, utilising recovery of waste where possible. A high standard of sustainable building design should be sought.
- New public realm will need to be covered by an appropriately rigorous ongoing management regime to ensure upkeep and safety across the site.

Making it happen

In a city centre context the site this framework concerns is relatively modest in terms of area. However, in terms of strategic significance it represents a major opportunity to secure a transformational change at the heart of the city centre.

It is an area where the existing street pattern and resultant landownerships may have made site assembly and resultant development challenging. As a result, this is an area that has been overlooked in the past. The size of the site is also a very positive consideration, as it means that a relatively simple public/private sector partnership can promote what can be seen as a windfall development opportunity.

The simplicity of the resultant partnership provides comfort in respect of the stewardship of the project, and will ensure that a comprehensive and coordinated approach is adopted.

Following appropriate consultation, it is anticipated that the Jackson's Row Regeneration Framework will be adopted by Manchester City Council's executive. It will then have an important role in guiding the emergence of a detailed planning application. Such a proposal will be the subject of its own pre application consultation, and it will be rigorously 'tested' in the context of the objectives, opportunities and development principles that have been recorded.

While the promotion of all development is critically linked to external considerations, such as market factors and demand, it is anticipated that the resultant planning application and the development itself will be brought forward within the short term.

