

Land at Ardwick Green North, Manchester
Planning Policy Compliance Statement
December 2022

Contents

1.	Introduction	2
2.	The Site and Surroundings	4
3.	The Proposed Development	7
	Application Proposals	7
	About the Applicant	8
	Statement of Consultation	9
4.	Local Policy Considerations	10
	Adopted Local Plan	10
	Supplementary Planning Documents and Planning Guidance	13
	Other Relevant Planning and Regeneration Documents	14
	Greater Manchester Documents	16
5.	National Policy Considerations	17
	National Planning Policy Framework	17
6.	Appraisal of Planning Policy Compliance	22
	Principle of Residential Development	22
	Commitment to High Quality Design and Public Realm	24
	Impact on Amenity of Users and Neighbours	25
	Accessibility and Highways	26
	Heritage Impacts	27
	Other Considerations	28
7.	Summary and Conclusions	32

Version	FINAL
Author	Ellie Philcox MRTPI PIEMA
Reviewed by	Kelly Paddick MRTPI PIEMA
Issued	21 December 2022

1. Introduction

- 1.1 This Planning Policy Compliance Statement (referred to hereafter as the “Statement”) has been prepared by Euan Kellie Property Solutions (“EKPS”) on behalf of the applicant, Church Inn (Ardwick) Limited and One Manchester (hereafter referred to as “the Applicant”), in support of an application which seeks full planning permission for the redevelopment of the land bound by Ardwick Green North, Cotter Street and Niven Street, Ardwick, Manchester (hereafter referred to as “the Site”).
- 1.2 The application seeks full planning permission for the redevelopment of land, comprising the erection of 16 no. townhouses with associated parking. The description of development is as follows:

“Full Planning Application for the development of 16 townhouses (Class C3) with new vehicular access from Cotter Street and associated works”

- 1.3 The purpose of this Statement is to provide a clear justification for the proposals by demonstrating compliance with the relevant Development Plan, along with other material considerations.

Application Documentation

- 1.4 This Statement should be read alongside all other documents submitted with the planning application which, at the time of writing, comprises:
- *Architectural drawings prepared by Coda Architecture*
 - *Design and Access Statement prepared by Coda Architecture*
 - *Waste Management Plan (including MCC Waste Proforma and refuse vehicle tracking) prepared by Coda Architecture*
 - *Heritage Statement prepared by Heritage Architecture*
 - *Transport Statement prepared by SKTP*
 - *Tree Survey & Arboricultural Impact Assessment prepared by E3P*
 - *Drainage Strategy prepared by Civic Engineers*
 - *Preliminary Ecological Appraisal and BNG Assessment prepared by E3P*
 - *Noise Assessment prepared by Philip Dunbavin Acoustics*
 - *Air Quality Assessment prepared by Redmore*
 - *Environmental Standards Statement prepared by QED*
 - *Phase 1 Ground Investigation Report prepared by LK Group*
 - *Crime Impact Statement prepared by Greater Manchester Police*
 - *Construction Management Plan prepared by Step Places*
 - *Viability Assessment prepared by Tim Claxton Property*
 - *Archaeological Desktop Study prepared by Salford University*
 - *Lighting Details prepared by QED*
 - *Broadband Connectivity Assessment prepared by QED*

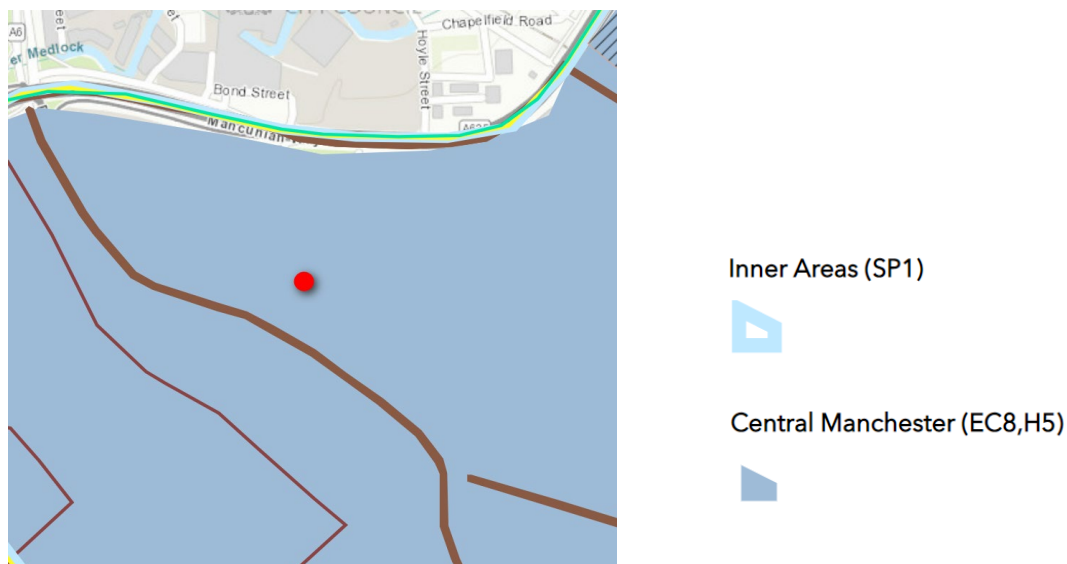
Contact Details

1.5 For further information in respect of this Statement please contact:

Ellie Philcox MRTPI PIEMA
Director
Euan Kellie Property Solutions
Neo,
9 Charlotte Street,
Manchester,
M1 4ET
Email: ellie@euankellie.co.uk

Relevant Planning Policy

- 2.8 **Figure 2.3** below illustrates the relevant site-specific planning policy allocations (taken from the MCC Interactive Map website¹).
- 2.9 The Site (identified by a red dot) is located within 'Central Manchester' as defined by MCC Core Strategy ("CS") Policies EC8 and H5, and the 'Inner Areas' (MCC CS Policy SP1). These policies are presented in more detail in **Chapter 4** of this Statement.



^ Figure 2.3

- 2.10 The Site is not located in a Conservation Area, however there are a number of Grade II listed buildings in close proximity of the Site as identified in **Figure 2.4** below.



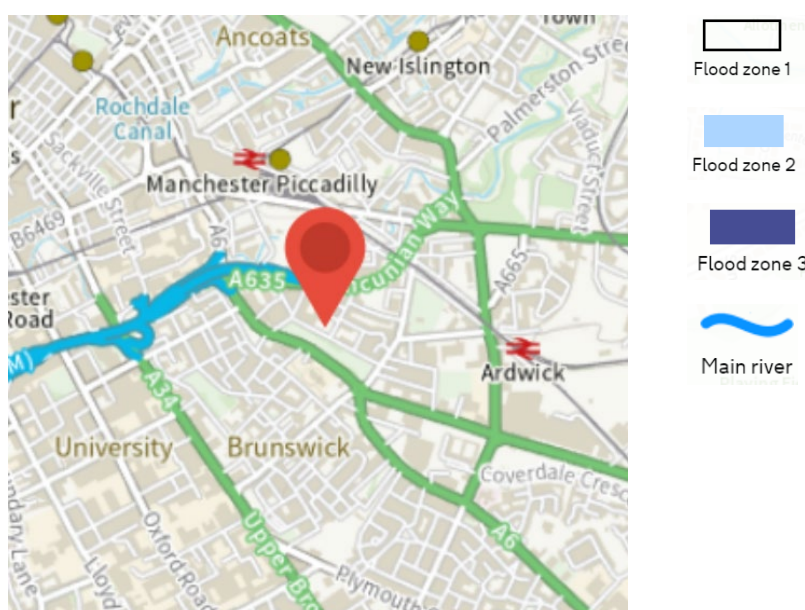
^ Figure 2.4

¹<https://mcr-council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>

2.11 The Grade II listed buildings within close proximity of the Site are:

- *The former Church of St Thomas*
- *31 Ardwick Green North*
- *Milford House*
- *No. 27 Ardwick Green North*
- *No. 27 Manor Street*
- *War Memorial*
- *Railings of Ardwick Green*
- *Milepost beside railings of Ardwick Park*

2.12 Having consulted the Environment Agency website, the Site is in Flood Zone 1, which means there is a low probability of flooding, as illustrated in **Figure 2.5** below.



^ Figure 2.5

Planning History

2.13 **Table 2.1** below provides an overview of the Site's planning history.

Reference	Description	Status
098937/FO/2012/N2	Erection of detached 3 storey building with basement to form 20 apartments with associated car & cycle parking and landscaped amenity areas following demolition of former Church Inn public house	Approved 07 Jan 2014
109356/DEM/2015/N2	Prior notification of proposed demolition of two-storey former public house	Approved 03 Aug 2015
089252/FO/2009/N2	Change of use from Public House to dwellinghouse	Approved 21 Apr 2009

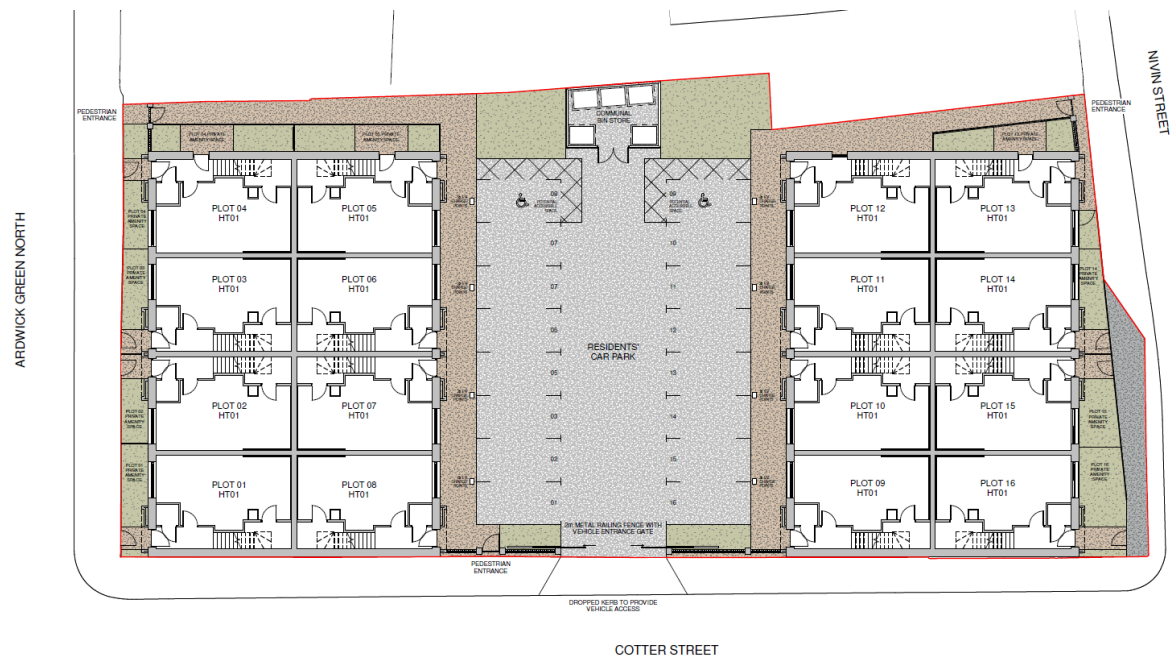
^ Table 2.1

2.14 Having introduced the Site and surroundings, **Chapter 3** will provide details of the proposed development.

3. The Proposed Development

Application Proposals

- 3.1 The application proposals present an opportunity to deliver 16 homes, including those suitable for family housing, in a sustainable location within Ardwick, Central Manchester.
- 3.2 The application proposes the following:
“Full Planning Application for the development of 16 townhouses (Class C3) with new vehicular access from Cotter Street and associated works”.
- 3.3 The Proposed Site Plan is shown in **Figure 3.1** below.



^ Figure 3.1

- 3.4 The proposed development includes the following:
- The provision of 16no. three-bedroom five person townhouses in accordance with MCC's Residential Quality Guidance and Nationally Described Space Standards ("NDSS").
 - The townhouses are configured in two equal linear blocks, with each house benefiting from private amenity space in the form of a first floor internal balcony and second floor roof terrace. The townhouses fronting Ardwick Green North and Nivin Street also have defensible space to the front of the property at ground floor.
 - Provision for a total of 16 no. car parking spaces (100% provision), with vehicular access from Cotter Lane. Each car parking space to include an electric vehicle charging point.
 - Active travel initiatives include provision of a secure internal cycle store within each dwelling which will accommodate two bikes.
 - Communal refuse facilities within the central landscaped area on site. Refuse collections will be undertaken by a private waste management company.
 - The development will benefit from a number of sustainable technologies that will help reduce the in-use carbon emissions, to include air source heat pumps, mechanical

ventilation heat recovery systems and the provision for photovoltaic panels in order to offset the carbon consumption of the dwellings.

- Hard and soft landscaping included where possible, to incorporate native species and a biodiverse lawn mix and permeable paving.
- Provision of bat and bird boxes to provide invaluable support to our urban wildlife.

- 3.5 The proposals are presented in further detail in the Design & Access Statement, prepared by Coda Architects, submitted in support of the application.

About the Applicant

The Church Inn (Ardwick) Ltd and Step Places (First-Step Group Limited)

- 3.6 Step Places builds new communities and revitalises neighbourhoods, always putting people first. Founded in 2008, originally under the name First Step Group, the business has evolved to become an award-winning developer with a growing portfolio of residential and mixed use schemes.
- 3.7 Step Places' core philosophy is to create places which are focused on people and the planet. Its starting point is to think creatively and collectively. This means that Step Places is passionate about its products and its people. The Step Places team and consultants advising it on its regeneration projects aspire to inspire, focusing on quality and innovation; harnessing nature and utilising cutting-edge technology. The proposals in Ardwick will be a catalyst setting high levels of design and sustainability.

One Manchester

- 3.8 One Manchester is working with Step Places to form a long-term partnership, aiming to deliver residential housing projects in the Ardwick area. The partnership objective is to enable economic regeneration, residential and commercial mixed use developments with the wellbeing of the community firmly centred around these activities.
- 3.9 One Manchester has one vision to create inclusive, connected and sustainable places where people can thrive and live well and to achieve this we're committed to delivering great services and quality homes, providing more great places to live, and investing further in communities.
- 3.10 This partnership investment will support One Manchester in achieving our vision and purpose within the Ardwick Green neighbourhood.

- 3.11 A CGI of the scheme from Cotter Street in in **Figure 3.2** below.



^ Figure 3.2

Statement of Consultation

- 3.12 In accordance with local and national planning policy, pre-application discussions have taken place with MCC and relevant key stakeholders, throughout the design evolution of the proposed development, as summarised below.

MCC Planning Officers

- 3.13 Several meetings were held with MCC Planning Officers prior to the submission of the planning application, and the matters discussed at these meetings have included:
- *Proposed site layout and scheme design*
 - *Highways and parking*
 - *Pre-application consultation that should be undertaken with other parties*
 - *Schedule of application documents*

Ward Councillors

- 3.14 Details of the application proposals have been shared with Ardwick Ward Councillors in advance of the planning application submission.
- 3.15 **Chapter 4** will now outline the local planning policy considerations that should be taken into consideration when determining the planning application.

4. Local Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Site is located within the administrative control of MCC. The relevant Development Plan therefore comprises:
- MCC Core Strategy 2012-2027 ("CS"); and
 - The 'saved' policies of the Unitary Development Plan ("UDP").

Adopted Local Plan

MCC Core Strategy

- 4.3 The Manchester CS was adopted in July 2012 and is the key, overarching Development Plan Document ("DPD") within the Local Development Framework ("LDF"). The CS has replaced significant elements of the Manchester UDP, and the CS is the document that sets out the long-term strategic policies for Manchester's future development.
- 4.4 As set out in **Chapter 2**, the site-specific policies which are relevant to the site include CS Policies EC8 and H5 for 'Central Manchester' and Policy SP1 'Inner Areas'.
- 4.5 **CS Policy EC8 'Central Manchester'** states that Central Manchester is expected to provide approximately 14ha of employment land, the majority of which will be in The Corridor and will also be supported in existing employment and economic development areas, Princess Parkway and along Stockport Road and Hyde Road as well as the District Centres of Hulme, Rusholme and Longsight.
- 4.6 Outside of the Regional Centre the district centres will provide opportunities for small scale mixed use local employment opportunities. Larger scale proposals will be considered if good transport links exist to the City Centre/Regional Centre.
- 4.7 **CS Policy H5 'Central Manchester'** states that Central Manchester will assist with the delivery of around 14% of new residential development (approximately 8,280 residential units) between 2009-2027. It is noted that priority will be given to family housing and other high value, high quality development where this can be sustained.
- 4.8 **CS Policy SP1 'Spatial Principles'** states that beyond the Regional Centre, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- 4.9 The majority of new residential development in these neighbourhoods will be in the Inner Areas (where the Site is located), defined by the North Manchester, East Manchester and Central Manchester (where the Site is located) Regeneration Areas.
- 4.10 Other policies relevant to the proposed development are summarised in **Table 4.1** below.

Policy	Summary
Policy SO1: Spatial Principles	Provides a framework within which the sustainable development of the City can contribute to halting climate change.
Policy SO3: Housing	Policy SO3 seeks to provide 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.
Policy SO6: Environment	Policy SO6 seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources.
Policy H1: Overall Housing Provision	Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027; predominantly to be provided in the North, East, City

Policy	Summary
	Centre and Central Manchester. The Policy states that 90% of residential development will be on previously developed land.
Policy H8: Affordable Housing	Affordable housing is required on all residential developments that propose 15 or more units. New development will contribute to the City-wide target of 20% of new housing provision to be affordable and it is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. The proportion of affordable housing units will reflect the type and size of the development as a whole.
Policy T1: Sustainable Transport	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. Improve pedestrian routes and the pedestrian environment. Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. Take account of the needs of road users accordingly to a broad hierarchy.
Policy T2: Accessible Areas of Opportunity and Need	The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, and to ensure that new development is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. All development should provide appropriate car parking facilities.
Policy EN1: Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located.
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.
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 several actions, including the requirement for all new development to follow the principle in the Energy Hierarchy.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	Applications for residential development of 10 or more units will be expected as a minimum to meet the targets set out in this policy unless this can be shown to be unviable. This should be demonstrated through an Energy Statement. This Energy Statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN8: Adaptation to Climate Change	All development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
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 Manchester-Salford-Trafford SFRA.

Policy	Summary
	All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.
Policy EN15: Biodiversity and Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity or 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.
Policy EN16: Air Quality	The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas.
Policy EN17: Water Quality	With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: Development should avoid any adverse impacts 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 minimise groundwater contamination, and to avoid pollutants reaching watercourses. Development close to a water course should also ensure that waste or litter cannot enter the watercourse from the site. Development should, where feasible and appropriate, see to open up and culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.
Policy EN18: Contaminated Land and Ground Stability	The Council will give priority for the remediation of contaminated land to strategic locations as identified in the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.
Policy EN19: Waste	The Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
Policy PA1: Developer Contributions	Where needs arise as a result of the development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/ guidance. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.
Policy DM1: Development Management	All development should have regard to the following specific issues including: appropriate siting, layout, scale, form, massing, materials and detail; effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; refuse storage and collection; vehicular access and car parking; effects on biodiversity, archaeological or built heritage; flood risk and drainage; and green infrastructure.

[^] Table 4.1

Saved Policies of the Manchester Unitary Development Plan

- 4.11 Several of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The policies relevant to the proposed development are summarised in **Table 4.2** below:

Policy	Summary
Policy 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.
Policy DC19: Listed Buildings	In determining applications for development that would involve or have an impact on buildings of special architectural or historic interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
Policy DC20: Archaeology	The Council will give particular consideration to development proposals which affect sites of archaeological interests, to ensure their preservation in place.
Policy 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 land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to them 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. Where the Council believe that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily.

^ Table 4.2

Supplementary Planning Documents and Planning Guidance

- 4.12 In addition, MCC has also adopted a number of Supplementary Planning Documents ("SPD"), which will be considered in turn below.

Guide to Development in Manchester SPD

- 4.13 The Guide to Development in Manchester SPD was adopted in April 2007 and the SPD sets out the design principles and standards that MCC expects new development to achieve. The key principles and standards relevant to the proposed development are set out in **Table 4.3**:

Guidance	Summary
Areas of change should promote a sense of place	In areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity

Guidance	Summary
Neighbourhoods should contain a mix of housing	Successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change. Social and private housing should complement each other to deliver choice and balance.
New developments should maximise access for disabled people	The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.
Environmental Standards	The Council is committed to making Manchester 'the Greenest City in Britain' so developers are expected to submit a Statement on how their proposal will achieve the environmental standards required.

^ Table 4.3

Manchester Residential Quality Guidance

- 4.14 MCC has prepared the Residential Quality Guidance (July 2016) for use by architects and developers, to seek to achieve design excellence in all new housing to be built in the City. The document is a material consideration in the determination of planning applications, providing guidance on a range of details including minimum space standards and high environmental standards.
- 4.15 The guidance states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration is to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Other Relevant Planning and Regeneration Documents

Residential Growth Strategy

- 4.16 Manchester's Residential Growth Strategy recognises the critical relationship between housing and economic growth. The right mix of housing is needed to support growth and ensure that the growing population can live and work in the City and enjoy a good quality of life.
- 4.17 The Strategy sets out six housing growth priorities to meet the City's ambitions for sustainable growth in terms of appropriate locations, type, quality and sustainability credentials as well as anticipating 25,000 homes will be built over the next ten years from 2015 until 2025.
- 4.18 The Strategy provides a framework for action and will be followed by a detailed implementation plan that sets out the short to medium term actions that the City will take to deliver these priorities.

Ardwick Green Neighbourhood Development Framework

- 4.19 The Ardwick Green Neighbourhood Development Framework ("NDF") is a material consideration in the determination of planning applications, having been endorsed by MCC's Executive Committee in March 2021.
- 4.20 The NDF sets out the following vision for Ardwick Green:

"The vision for the area is that Ardwick Green will be enhanced as a vibrant community-led neighbourhood, where the distinctiveness and history of the area is apparent and preserved, whilst it looks forward to a brighter, greener and cleaner future."

- 4.21 The NDF is supported by a heritage appraisal. This identifies that the retention of all listed structures, including the former Church of St Thomas adjacent to The Site, should be retained, improved and enhanced where possible. Specifically, this *“is considered key to harnessing the history of Ardwick and preserving the distinctive character of the area and ought to be prioritised in any development proposals”*.
- 4.22 The NDF identifies seven character areas within the NDF area. The Site is located within “Ardwick Green North – the Residential Heart”. The NDF states that the introduction of the Mancunian Way in the 1960’s separated the Ardwick Green area from the City Centre *“which has reinforced the feeling of Ardwick Green as a ‘village’ with its own identity”*. The NDF goes on to note that existing residential stock is mixed in terms of tenure, type and age – and that a *“lack of an established network of streets and movement has not helped to deliver a sense of place”*.
- 4.23 The NDF sets out the key design and development objectives to deliver development which responds to localised needs of the community whilst addressing city-wide objectives. The aspiration is to see improved social, environmental and economic outcomes from well-designed developments.
- 4.24 The overarching principles for development are:
- **Protect and preserve:** *future opportunities should look to protect and preserve the existing community to ensure they do not conflict with the needs of protecting the local area or exacerbating existing issues such as commuter car parking.*
 - **Positively engage:** *early engagement with community and interest groups in the formulation of site specific development proposals will maximise the potential to ensure positive change.*
 - **Enhance:** *where there are opportunities for higher density commercial or residential development, the NDF envisions that this will seek to enhance the level of amenity for the local area and complement existing features and fabric of the area.*
- 4.25 The NDF states that there are opportunities to increase the density of residential accommodation in Ardwick Green North and provide further housing which would add to and seek to complement the existing residential community. In relation to the Site, the NDF states the following:
- *“This could include sensitive redevelopment of surface car parking or similar brownfield ‘gap’ sites and, potentially, the sensitive renewal of some of the older social housing stock over time.*
 - *Key considerations for any development proposals in this sub area are: the tenure and affordability of the offer proposed; the needs of the community; the scale and nature of the existing residential stock adjacent; and the impact on privacy of existing and new residents/occupants.*
 - *There is an opportunity for proposals in this area to improve the quality of the public realm and achieve a consistent, people-friendly’ feel with a view to giving this area, the residential ‘village’ within the Ardwick Green neighbourhood, a distinct identity and sense of place.*
 - *The area to the north of the Green contains a number of buildings identified earlier in this document as contributing to the character of the area, including the school house buildings on Thirsk Street and the listed Georgian properties fronting the park. It is envisaged that development proposals seek to ensure that these buildings are retained and that their fabric and setting is preserved and enhanced.”*

Statement of Community Involvement

- 4.26 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ("SCI") which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.

Greater Manchester Documents

Places for Everyone

- 4.27 Places for Everyone is the Plan being brought forward by nine of the ten local authorities in Greater Manchester, to deliver an ambitious joint development strategy for the city-region, following the decision of Stockport Council to withdraw from the Greater Manchester Strategic Framework ("GMSF") at the end of 2020.
- 4.28 Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils will form a joint committee to develop a long-term plan for jobs, new homes, and sustainable growth across their boroughs.
- 4.29 Places for Everyone seeks to map out where development can take place in areas connected by sustainable transport links, creating new homes and jobs for people across the city-region and laying the foundations for new investment and innovation.
- 4.30 Once complete, Places for Everyone will set out the scale and distribution of housing and employment growth across the conurbation for the next 20 years. It will identify strategic land allocations for housing and employment and also key infrastructure requirements to support this growth. It would also be a key tool in meeting Greater Manchester's ambition to become carbon neutral by 2038.
- 4.31 **Chapter 5** will now introduce the relevant national planning policies.

5. National Policy Considerations

- 5.1 As outlined in **Chapter 4**, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.
- 5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

- 5.3 The National Planning Policy Framework ("NPPF") sets out the government's planning policies for England, and how these are expected to be applied. The NPPF was first published in March 2012 and was most recently updated on 20 July 2021.
- 5.4 The following sub-sections will provide an overview of the most relevant sections of the NPPF, in respect of the proposed development.

Section 2: Achieving Sustainable Development

- 5.5 Section 2 of the NPPF sets out the key principles of how to achieve sustainable development, stating that at a high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Paragraph 7).
- 5.6 Paragraph 8 states that achieving sustainable development means the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- (i) ***"An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.***
 - (ii) ***A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.***
 - (iii) ***An environmental objective - to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***
- 5.7 Paragraph 11 relates to the presumption in favour of sustainable development, stating that for decision-taking this means:
- (i) ***"Approving development proposals that accord with an up-to-date development plan without delay; or***
 - (ii) ***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 the 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 the Framework taken as a whole."*

Section 4: Decision Making

- 5.8 Section 4 of the NPPF is introduced by stating that local planning authorities should approach decisions on proposed development in a positive and creative way (Paragraph 38).
- 5.9 Paragraph 39 recognises the importance of early pre-application engagement, and how this has the potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 5.10 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.11 Paragraph 57 provides guidance on when planning obligations should be sought, stating that this is only necessary where they meet the following tests:
 - "a) Necessary to make the development acceptable in planning terms;*
 - b) Directly related to the development; and*
 - c) Fairly and reasonably related in scale and kind to the development"*

Section 5: Delivering a Sufficient Supply of Homes

- 5.12 Section 5 of the NPPF is introduced by highlighting the importance of supporting the Government's objective of significantly boosting the supply of homes, recognising that a sufficient amount of variety of land can come forward where it is needed (Paragraph 60).
- 5.13 Paragraph 66 requires strategic policy-making authorities to establish a housing requirement figure for the whole area, showing the extent of the identified housing need that can be met over the plan period, stating:
 - "Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations."*
- 5.14 Paragraph 74 states that local planning authorities should identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

Section 8: Promoting Healthy and Safe Communities

- 5.15 Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
 - (i) *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.*
 - (ii) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life of community cohesion.*
 - (iii) *Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs."*

Section 9: Promoting Sustainable Transport

- 5.16 Paragraph 109 states that transport issues should be considered from the earliest stages of development proposals, so that:
 - (i) *"The potential impacts of development on transport networks can be addressed;*

- (ii) *Opportunities to promote walking, cycling and public transport are identified and pursued;*
 - (iii) *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."*
- 5.17 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.18 Within this context, Paragraph 112 states that applications for development should:
- (i) *"Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
 - (ii) *Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
 - (iii) *Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
 - (iv) *Allow for the efficient delivery of goods, and access by service and emergency vehicles;*
 - (v) *Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."*

Section 11: Making Effective Use of Land

- 5.19 Paragraph 119 introduces Section 11 of the NPPF stating:
- "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*
- 5.20 Paragraph 123 establishes that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed, but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

Section 12: Achieving Well-Designed Places

- 5.21 Paragraph 126 states that:
- "The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*
- 5.22 Paragraph 130 states that planning decisions should ensure that developments:
- (i) *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development;*
 - (ii) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- (iii) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - (iv) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - (v) *Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
 - (vi) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 5.23 Paragraph 131 recognises that trees can make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 5.24 Paragraph 134 establishes that significant weight should be given to:
- (i) *“Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - (ii) *Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.”*

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.25 Paragraph 152 introduces Section 14 stating that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- 5.26 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Furthermore, Paragraph 167 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

Section 15: Conserving and Enhancing the Natural Environment

- 5.27 Paragraph 174 requires planning decisions to contribute to and enhance the natural and local environment by adopting several principles, including:
- (iii) *“Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
 - (iv) *Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*
 - (v) *Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”*

- 5.28 Paragraph 183 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (as set out in Paragraph 184).
- 5.29 Paragraph 185 requires planning decisions to ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.
- 5.30 Paragraph 187 requires planning policies and decisions to ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Section 16: Conserving and Enhancing the Historic Environment

- 5.31 Paragraph 189 recognises that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites.
- 5.32 Paragraph 194 sets out the requirement for applicants to describe the significance of any heritage assets affected by a development, including any contribution made by their setting; noting that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.33 Furthermore, Paragraph 194 also states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.
- 5.34 Paragraph 202 states 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, where appropriate, securing its optimum viable use.
- 5.35 Having introduced the Application Site and the proposed development along with the relevant Local and National Planning Policy, **Chapter 6** will now appraise the proposed development against the relevant planning policies.

6. Appraisal of Planning Policy Compliance

- 6.1 Having introduced the Site, along with the Development Plan, and other relevant material considerations it is prudent to outline in this Chapter the suitability of the proposed development in planning terms.
- 6.2 The following matters will be considered in turn:
- *The Principle of Residential Development*
 - *Commitment to High Quality Design and Public Realm*
 - *Residential Amenity*
 - *Accessibility and Highways*
 - *Other Technical Considerations*

Principle of Residential Development

Provision of New Housing

- 6.3 Section 5 of the NPPF relates to delivering a sufficient supply of homes and highlights the importance of supporting the Government's objective of significantly boosting the supply of homes, recognising that a sufficient amount of variety of land can come forward where it is needed (Paragraph 60).
- 6.4 CS Policy SP1 'Spatial Principles' acknowledges that the Inner Areas will be the focus for the majority of new residential development, and this is supported by the Ardwick Green Neighbourhood Development Framework ("NDF"). The NDF seeks to enhance Ardwick Green as a vibrant community-led neighbourhood. The Site is located within the NDF area defined as the 'Residential Heart' where the opportunities to increase the density of residential accommodation and provide further housing to add to and complement the existing residential community is supported.
- 6.5 CS Policy H5 'Central Manchester' further states that priority will be given to family housing, as well as other high value, high quality development where this can be sustained. The proposed development will meet the requirements of CS Policy H5 by providing new family housing, including 16no. new 3-bedroom townhouses.
- 6.6 CS Policy H1 'Overall Housing Provision' establishes that 90% of residential development within Manchester will be on previously developed land. As set out in Chapter 2, the Site is previously developed and the proposed development will therefore assist in achieving the key objective of this policy.
- 6.7 CS Policy H8 'Affordable Housing' requires affordable housing to be provided on all residential developments that propose 15 or more units; with the proportion of affordable housing units reflecting the type and size of the development as a whole. A Viability Assessment is submitted as part of the application which outlines that the scheme is not viably able to support the provision of any on-site affordable housing. Notwithstanding the intention to deliver the scheme as a wholly market housing scheme, it will be delivered by Step Places and One Manchester in partnership who have a long-term commitment to the delivery of investing further within the Ardwick Green Neighbourhood.
- 6.8 UDP Policy DC7 'New Housing Development' requires new housing to be accessible at ground floor level to disabled people, as well as family housing to be designed to include safe areas where children can play.
- 6.9 Access to and within the external environment is designed to ensure that there are no excessive changes in level between the highway and the private spaces. Houses are to be constructed at a minimum standard of latest Building Regulations ensuring each property has level access for ease of wheel chairs. (as defined in Section 1, Approved Document M, Access to and Use of Buildings, Building Regulations 2013).

- 6.10 As set out in **Chapter 2** part of the immediate surrounding context of the Site is residential and the redevelopment of this site for residential uses will therefore complement the existing area.

Contribution to Housing Supply

- 6.11 CS Policy SO3 seeks to provide for a significant increase in quality housing provision in sustainable locations across the City. Further, CS Policy H1 outlines MCC's intention to enable the delivery of 60,000 new homes across the City over the plan period. CS Policy H5 states that 8,200 should be delivered in Central Manchester. The delivery of 16 new homes on the Site will assist in the delivery of new homes.
- 6.12 Manchester Residential Growth Strategy acknowledges that the right mix of housing is needed to support growth and ensure that the growing population can live and work in the City, whilst enjoying a good quality of life. The proposed development includes well-designed townhouses which are suitable for families thus contributing to the broad mix of housing types to provide for the differing needs of people wanting to live and work in the City.
- 6.13 The proposed development will provide a safe, inclusive, and well managed new community development in this part of Central Manchester. According to the latest published figures (1 April 2020) MCC has a 5.67 year housing land supply, however this should not be viewed as a 'cap' or a 'maximum and new housing development should be supported where it will meet an identified local need.
- 6.14 The NPPF also recognises that small and medium sized sites, such as the Application Site, *"can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"* (paragraph 69).
- 6.15 In line with this principle for small to medium sized sites, it is anticipated that the proposed development will be built out quickly which will contribute in the short-term, towards MCC delivering a sufficient supply of homes and delivering regeneration benefits to this area of Central Manchester.

Regeneration Benefits

- 6.16 The redevelopment of the Site for residential purposes would bring a range of benefits to Manchester's residential market and to the local area, including:
- **Regeneration** – The redevelopment of the Site for a residential development will bring a currently vacant and therefore underutilised site back into productive use, improve the physical appearance of the site and provide the opportunity for a new building of high architectural quality. The proposed development will complement the existing mix of residential accommodation offer elsewhere within Central Manchester in line with Core Strategy Policies SP1, SO3, H1 and H5.
 - **Contribution to the Economy** – There is a direct link between economic growth, regeneration and the provision of housing and new homes are required to fuel and complement economic growth.
 - **Job Creation** – The development's construction will deliver a temporary economic uplift, supporting a number of new construction jobs both directly and indirectly. This will accord with the provisions of Core Strategy Policy EC1 and Section 2 of the NPPF which outlines that one of the overarching objectives of the planning system is to *"help build a strong, responsive and competitive economy"*. A Local Labour Agreement will be prepared by Step Places to confirm their commitment to working with Manchester City Council to help maximise local employability and skills of local people.
 - **Contribution to the City** – The proposed development will also generate additional Council Tax and also household spend, further benefitting the local economy. The completed development will bring new residents into the area who will support the local economy.

Summary

- 6.17 The proposals therefore accord with the Sections 5 and 6 of the NPPF, Policies EC2, SP1, SO3, H1 and H4 of the Core Strategy.
- 6.18 In terms of national planning policy, the scheme is consistent with the objectives outlined in the NPPF, in particular the need to provide sustainable development in the right locations.

Commitment to High Quality Design and Public Realm

- 6.19 Section 8 of the NPPF seeks to achieve healthy, inclusive and safe places and Section 12 of the NPPF provides design guidance, stating that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 6.20 In respect of design, CS Policy EN1 expects all development in Manchester to follow the principles of urban design and identifies the Site within the 'Central Arc' which is acknowledged to be experiencing regeneration. UDP Policy DC7 states that all new family housing will be expected to be designed so as to be safe areas within which children can play.
- 6.21 Manchester's Guide to Development SPD states that it is important that new developments are of an appropriate height, having regard to location, character of the area, specific site circumstances and local effects.
- 6.22 The proposed development has been designed to deliver a high-quality scheme in this part of Central Manchester. As set out in the Design and Access Statement, the fundamentals of the proposed development have been directly influenced by the site context, as well as the opportunities and constraints associated with the Site. The character and needs of the area and the principles set out in the Manchester Residential Design Guidance have also been given due consideration.
- 6.23 Specifically, the massing and layout of the scheme has evolved over time following pre-application discussions with officers at Manchester City Council, resulting in a scheme which is now considered to be optimum to address the specific character of the Site, as well as the relevant policy requirements.
- 6.24 Each house has access to an area of meaningful private amenity space, including a terrace at second floor level and a smaller enclosed terrace at first floor. In addition, the townhouses fronting Niven Street and Ardwick Green North have an area of defensible outdoor space on ground floor to the front or side of the properties.
- 6.25 Whilst there is limited shared amenity space on the Site due to the dense urban nature of the site, the Site is immediately opposite Ardwick Green which does provide additional amenity space (approximately 2 hectares) including a children's play area, which is immediately overlooked by the townhouses fronting Ardwick Green North, providing sufficient safe areas for children to play, as in accordance with UDP Policy DC7. The Site is also within easy walking distance of Mayfield Park providing further outdoor space.
- 6.26 The Manchester Residential Quality Guidance states that space standards within dwellings should comply with the Nationally Described Space Standards, as a minimum, and particular consideration should be given to the planning and layout out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The proposed dwellings have been influenced by Manchester's emerging space standards, and Nationally Described Space Standards, and all areas of the proposed development exceed current standards.
- 6.27 The proposed development has also been designed in accordance with "Secured by Design - Homes 2019" security specification and with the pre-application consultation and advice received by Greater Manchester Police in their Crime Impact Statement - submitted as part of this application.
- 6.28 CS Policy EN19 requires all developers to demonstrate consistency with the principles of the waste hierarchy. As illustrated on the Architectural Drawings, sufficient space will be provided

on each driveway for suitable refuse storage. As required by MCC, a Waste Management Proforma has been submitted in support of the planning application.

Summary

- 6.29 It is concluded that the proposed development will provide a healthy, inclusive and safe place for all future and existing residents, which has been designed to the highest quality to reflect the character of the local area, in accordance with the principles set out in the NPPF, in particular section 12, Manchester's Guide to Development SPD, Manchester's Residential Quality Design, CS Policies EN1, EN19, and UDP Policies DC7 and DC19.

Impact on Amenity of Users and Neighbours

- 6.30 In line with Core Strategy Policies DM1 and EN16 and UDP Policy DC26, a Noise Assessment and Air Quality Assessment have been undertaken in order to understand the impact the proposed development will have on the amenity of users of the development itself as well as neighbouring properties, residents and businesses.

Noise

- 6.31 Paragraph 170 of the NPPF states that planning decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and states that proposals should seek to mitigate any adverse impacts arising from noise.
- 6.32 This is further supported by guidance within the PPG which outlines details for the assessment of any potential noise impact and clarifies that the NPPF picks up on the objectives of the Defra Noise Policy Statement for England (2010).
- 6.33 Accordingly, an Environmental Noise Assessment has been prepared by PDA and is submitted in support of the application.
- 6.34 As set out in the Assessment a noise level survey was undertaken at the site representative of daytime and night time hours. The local noise climate is a combination of road traffic noise from Ardwick Green South (A6) and intermittent contributions from Ardwick Green North. Other intermittent noise sources were from nearby road works vehicles and people in the streets.
- 6.35 Based on the measured and predicted noise levels, calculations have been undertaken for the Bedrooms and Living Spaces to evaluate the internal noise levels. Recommendations have subsequently been given by PDA for glazing, ventilation and building façade elements to meet the internal noise level requirements of good practice guidance given in BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. In line with this, calculations suggest that the noise level criteria of BS8233:2014 can be achieved within the proposed accommodation.
- 6.36 Additionally for the first floor façade of the proposed dwellings facing Ardwick Green North the overheating mitigation strategy as required by Approved Document O must provide an alternative method to removing heat other than relying on windows remaining open during the night time periods.
- 6.37 In sum, the proposed development is therefore in accordance with Core Strategy Policy DM1, Saved UDP Policy DC26, as well as Paragraph 185 of the NPPF.

Air Quality

- 6.38 An Air Quality Assessment has been prepared by Redmore to support the application proposals. This is in line with the requirements of the NPPF which states, at Paragraph 186 *'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones'*.
- 6.39 Accordingly, the Air Quality Assessment has been undertaken in order to determine baseline conditions, consider site suitability the proposed end-use and assess potential effects associated with the scheme.

- 6.40 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed by Redmore in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities were predicted to be not significant.
- 6.41 The proposal has the potential to expose future residents to elevated pollution levels – dispersion modelling was therefore undertaken by Redmore using ADMS-Roads in order to predict concentrations as a result of emissions from the local highway network. Results were subsequently verified using local monitoring data.
- 6.42 The results of the dispersion modelling assessment indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant AQOs and AQLV across the development. The site is therefore considered suitable for the proposed use from an air quality perspective.
- 6.43 Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the screening criteria provided within the IAQM guidance. Due to the relatively low number of anticipated vehicle trips associated with the proposals, road traffic impacts were predicted to be not significant.
- 6.44 Based on the assessment results within the Air Quality Assessment, it is considered that the development proposals adhere to Core Strategy Policy EN16 and Paragraph 186 of the NPPF.

Accessibility and Highways

- 6.45 A Transport Statement (“TS”) and Interim Travel Plan has been prepared by SK Transport Planning to support the planning application.
- 6.46 The TS has been prepared in line with local, regional, and national assessment guidance using standard appraisal methods.
- 6.47 An accessibility audit and assessment has been undertaken and this shows that the pedestrian and cycle infrastructure serving the site is appropriate. Measures are included in the proposal, including the provision of appropriate pedestrian access to the site; the reinstatement of redundant access points on the bounding footway resurfacing; and, the provision of a high level of cycle parking. The setting of the site also presents the opportunity to widen the Niven Street frontage footway from 1m to 2m.
- 6.48 The site is also shown to be very well located in terms of public transport accessibility. Pedestrian routes to the bus stops are via appropriate width footways and crossing points are available. The bus waiting infrastructure includes shelters, seating, timetable information and boarding facilities, and are illuminated by street lighting.
- 6.49 A road safety assessment has been undertaken that shows that there are no collision hotspots in the study area. There has been a single collision in the study area during the five-year period assessed. The collision was classified as slight and did not involve a pedestrian or cyclist.
- 6.50 A new vehicle cross-over access will serve the development and it is shown that appropriate visibility splays can be provided. The vehicle access proposal will be delivered by Section 278. MCC has requested that a RSA1 be undertaken of the vehicle access works for the planning submission. This is currently being organised and will be submitted with the Designer’s Response as soon as it is complete.
- 6.51 The proposal provides 100% car parking provision, with 2 no. spaces that can be adapted for disabled use. EV charging points will be provided for all spaces at the site.
- 6.52 The development trip forecast is based on TRICS and local area Census data. In sum, the assessment shows that the proposal is not associated with a significant change in traffic flows and that there will be no impact on highway operation.

- 6.53 The proposals are therefore considered to be in accordance with all relevant local and national transport planning policy, including Core Strategy Policies T1 and T2 and Section 9 of the NPPF.

Heritage Impacts

- 6.54 CS Policy EN3 encourages development to complement and take advantage of the distinct historic and heritage features of specific districts and neighbourhoods. UDP Policy DC19 requires planning applications to consider any impact on buildings of Special Architectural or Historic Interest.
- 6.55 Alongside this, the NPPF and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact.
- 6.56 Stephen Levrant Heritage Architecture has accordingly been appointed by Step Places to provide heritage advice associated with the scheme. The Heritage Significance Appraisal of the Heritage Statement has informed the Heritage Impact Assessment which demonstrates that cumulative impact of the development proposals would have an overall beneficial to neutral impact upon the built historic environment.
- 6.57 Taking into account the statutory and policy requirements the Heritage Statement draws the following conclusions:
- The NPPF requires that all planning proposals contribute to the achievement of 'sustainable development' which, in this case, means the preservation of the significant, character, and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset (as outlined within Parts 1 and 2 of the Heritage Statement).
 - The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their heritage status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development should be balanced against public benefits of the proposals so that the 'harm' is outweighed (NPPF paragraphs 201-202).
 - The proposed development does not detract from the ability to appreciate the special interest of the heritage assets despite the evident changes to their settings; rather, it is considered to improve the localised setting of identified heritage assets and contribute positively to the character and distinctiveness of the historic environment. As a result, the proposal meets the requirements of NPPF paragraphs 197 and 199 along with MCC Core Strategy Policy EN3, Heritage, which stipulates that the Council should encourage development which 'complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods'.
 - The Visual Impact Assessment has demonstrated that the proposed development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, contributing to the mending of the fragmented urban form to which the site contributes.
 - The development would deliver extensive public benefits (presented within this Statement) such as enhancing the pedestrian environment and public realm; activating the streetscapes and introducing new residents into the area. Accordingly the proposals positively address the core planning principles set out in paragraph 8 of the NPPF.
- 6.58 The proposals will herald further investment in this part of Manchester city centre, which is currently underutilised and lacking a coherent urban form, and make a positive contribution to its sense of vitality and regeneration.
- 6.59 Consequently the proposals comply with national and local policy and with the requirements of NPPF paragraph 190 (c).

- 6.60 The minor adverse effect associated with the visual impact in View 1 is not considered to result in any overarching harm, however should the decision-maker find harm, it is judged that this effect would be demonstrably outweighed by the positive aspects of the scheme in line with NPPF paragraph 202.

Other Considerations

Energy and Sustainability

- 6.61 An Environmental Standards Statement have been prepared by Quality Engineering Design ("QED") and is submitted in support of the application. This outlines that the scheme has adopted a hierarchical approach of using passive and low energy design technologies to reduce the baseline energy demand and CO2 emissions.
- 6.62 The ESS concludes that the proposed development includes features which will meet the requirements set out within MCC's adopted Guide to Development in Manchester, as follows:
- High performance glazing to reduce solar and transmission gains
 - Improved thermal transmittance U-valued as depicted
 - Mechanical ventilation with heat recovery
 - Electric Air Source Heat Pump Heating and Cooling and Electric Hot Water
 - Low building air leakage rate (5 m3/h/m2 at a pressure differential of 50 Pa)
 - 100% Low energy lighting through the dwellings
 - Low flow aerated showerheads and basin tap inserts to reduce domestic water consumption
 - Reducing surface water discharge
 - Reducing mains/potable water via water efficient devices and equipment
- 6.63 The proposals will therefore accord with Core Strategy Policies EN4, EN6, EN8 SO6 and Section 14 of the NPPF, and the Guide to Development in Manchester SPD.

Land Contamination

- 6.64 In terms of ground conditions and pollution the NPPF states in paragraph 174 that planning policies and decisions should ensure that a '*site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination*'.
- 6.65 Accordingly, a Phase 1 Ground Conditions Report has been prepared by LK Group and is submitted in support of the application.
- 6.66 The Report concludes out that the Site is suitable for redevelopment subject to a number of recommendations which have been considered during the design process and will continue to inform the development process. This includes undertaking a fully intrusive Phase 2 site investigation and any required remediation works.
- 6.67 On the basis of these findings it is considered that the proposals accord with Core Strategy Policy EN18 and Paragraph 174 of the NPPF, and the PPG.

Drainage

- 6.68 Civic Engineers was appointed by Step Places to provide civil and structural engineering consultancy for the proposals. Alongside this a Drainage Strategy has been prepared and submitted to support the planning application.
- 6.69 Following consultation with United Utilities and the Lead Local Flood Authority, it has been agreed to discharge surface water to the manhole located within Ardwick Green North. Following examination of the site and the limited space within the red-line boundary, a

connection upstream of the manhole located within Ardwick Green North has been proposed – this will require approval from United Utilities.

- 6.70 The proposed surface water system will be designed to accommodate a 1-in-100 year storm plus 45% climate change event with no flooding. The attenuation required to accommodate the proposed site's impermeable area for the critical 1-in-100 year return period plus 40% climate change is 49.8 cubic metres.
- 6.71 The current SuDS proposals comprise permeable paving and associated sub-base storage.
- 6.72 Run-off from the site shall be managed in accordance with the H3 building requirements and will follow the preferred SUDS hierarchy. Surface water discharge via infiltration is not considered feasible due to local BGS borehole data suggesting clay strata.
- 6.73 The current surface water discharge proposal is to connect to the existing combined sewer main on Ardwick Green North with a new manhole connection.
- 6.74 It is proposed that foul water drainage will be conveyed via a traditional pipe system to a combined demarcation chamber shown in red. This will then be piped to the existing combined network within Ardwick Green North. This point of connection will also require approval from UU.
- 6.75 The proposals are therefore consistent with Core Strategy Policies EN14, EN17 and NPPF, Section 14, Meeting the challenge of climate change, flooding and coastal change.

Ecology and Biodiversity

- 6.76 A Preliminary Ecological Appraisal ("PEA") of the Site and proposed development has been undertaken by E3P.
- 6.77 The PEA identifies that the Site has the potential for ecological constraints including opportunities for nesting birds within the scattered scrub, dense scrub and introduced shrub, the presence of hedgehogs within the surrounding area, potential to support common amphibians in their terrestrial phase and the need to remove bamboo from the Site.
- 6.78 The PEA includes a number of recommendations to avoid impact on these species, including (inter alia):
- Any vegetation to be removed should be done outside of breeding bird season (i.e. works are to be completed outside of March to September inclusive) and if not a nesting bird check to be undertaken by a suitably qualified ecologist prior to any works.
 - Precautionary working methods for common amphibians.
 - Precautionary working methods for hedgehog.
 - Removal of bamboo prior to works commencing on site.
- 6.79 It is concluded that provided the recommendations detailed above are followed, there would be very limited impacts on the local ecology as a result of the proposed development.
- 6.80 Due to the dense nature of the development, there are limited opportunities for large areas of planting, however the landscaping scheme does include soft landscaping where possible, to incorporate native species and a biodiverse lawn mix and permeable paving. Provision of bat and bird boxes is also made to provide invaluable support to our urban wildlife.
- 6.81 In line with these findings the proposals accord with Core Strategy Policy DM1, SO6 and Policy EN15. The scheme is also consistent with the paragraphs set out in Section 15 of the NPPF, Conserving and enhancing the natural environment.

Trees

- 6.82 Paragraph 131 of the NPPF recognises the important contribution that trees make to the character and quality of urban environments. In order to assess any impact that the proposed development will have on existing trees across the Site, e3p was instructed to prepare an Arboricultural Impact Assessment and Method Statement ("AIA").
- 6.83 The AIA draws the following conclusions:
- The site survey identified a total of one group of trees graded Category C (trees of low value) adjacent to the site.
 - There is no requirement for any free removal to facilitate the scheme proposals. The branches of group G1 will require pruning back to the property boundary to allow construction activity.
 - Any excavation within the Root Protection Area ("RPA") of a tree must be supervised by an Arboricultural Clerk of Works ("ACoW"); excavation must be undertaken by hand.
 - Site operations involving plan with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.
 - All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run-off into RPA.
 - All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. Alongside this the AIA encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.
- 6.84 Tree replacement and enhanced landscaping will be provided as part of the proposed development, and therefore the Proposals are consistent with the requirements of Section 15 NPPF; Paragraph 131 NPPF.

Construction Method Statement

- 6.85 In accordance with MCC's latest Planning Validation Checklist a Construction Management Plan has been prepared by AEDI Construction and submitted to support the planning application.
- 6.86 This Statement provides a summary of the overall approach to managing the construction phase of the project from commencement to completion and will act as a supporting tool of the main Construction Phase Health and Safety Plan ("CPHSP") which is currently under review.
- 6.87 It includes information relating to the proposed site works; hours of work; site security; site access (vehicular and pedestrian); public relations; parking; noise limitation; managing mud/debris on the highway.
- 6.88 The scheme is therefore in accordance with Core Strategy Policies DM1 and SP1.

Broadband Connectivity

- 6.89 In accordance with MCC's latest Planning Validation Checklist a Broadband Connectivity Assessment has been prepared by QED and submitted to support the planning application.
- 6.90 As set out in the Assessment, QED will apply and liaise with BT Openreach Property Development Department to bring in all required incoming telecommunications, fibre and all associated ducting into the property for both the internal and external infrastructure. BT Openreach will also be served by Fibre to the Premises ("FTTP").
- 6.91 The scheme therefore accords with the requirements of Section 10 the NPPF.
- 6.92 **Chapter 7** will now outline the key conclusions.

7. Summary and Conclusions

- 7.1 The planning application seeks to gain consent for the redevelopment of a brownfield site, within Central Manchester, an area that is identified as suitable for residential development.
- 7.2 The proposed development will provide 16no. residential dwellings within Manchester's Strategic Housing Location, a key location for new residential development. Each property will provide suitable accommodation for a family, a housing priority for Central Manchester.
- 7.3 The Site is in a highly accessible location, with an excellent level of public transport provision in the vicinity of the Site. Additionally, there are a wide range of amenities and services within Manchester City Centre, which is within walking and cycling distance of the Site.
- 7.4 The planning application has been supported by a comprehensive suite of technical documents, all of which demonstrate that there will be no detrimental impacts as a result of the proposed development, specifically relating to highways, ecology, residential amenity, noise, and trees.

Conclusions

- 7.5 As the proposed development comprises residential dwellings it is relevant to consider the proposals against the provisions of the 'presumption in favour of sustainable development' as outlined in Paragraph 11 (Section 2) of the NPPF. For decision-taking this means:
- "c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) 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."*
- 7.6 As MCC have an up-to -date Development Plan, this is the starting point for decision making in this instance.
- 7.7 As outlined within **Chapter 6** of this Statement, the proposed development represents sustainable development and clearly accords with the Development Plan. Consequently, Paragraph 11c of the Presumption in Favour of Sustainable Development is engaged.
- 7.8 Accordingly, and as the proposed development will not result in any adverse impacts of granting permission, which would significantly and demonstrably outweigh the benefits of the development in this instance, in line with Paragraph 11 of the NPPF, it is respectfully requested that permission be granted without delay.
- 7.9 The proposals accord with the three overarching objectives of the planning system as set out within the NPPF:
- *The development will lead to economic benefits by delivering residential development that meets locally identified housing needs (family housing) whilst supporting growth, as well as creating new jobs throughout the construction and operation of the development.*
 - *Social benefits will be delivered by way of ensuring that a sufficient number and range of homes will be provided to meet the needs of present and future generations, supporting a strong, vibrant and healthy community.*
 - *The proposals will ensure consistency with the surrounding natural and built environment, reflected by the nature of the proposed design and the findings of*

the associated technical studies prepared and submitted in support of the planning application.

- 7.10 Therefore, turning to Paragraph 11 of the NPPF, it is evident that the proposals accord with an up-to-date Development Plan and other relevant material considerations; clause 11(c) is therefore engaged and the planning application should be approved without delay.