

Proposals for redevelopment of Alberton House Response to the Manchester Green and Blue Infrastructure Strategy July 2022

This table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Proposed Development incorporates enhanced areas of public realm along the Site's southern and eastern boundaries, that will be for use by future occupiers of the building, the local community and visitors to the area. The proposals include the enhancement of the strategically important approach to Trinity Bridge, which is a key strategic objective of the St Mary's Parsonage Strategic Regeneration Framework (SRF). Enhancements will include delivery of soft landscaping in the form of trees and planters, as set out within the landscaping strategy. Whilst it is not possible for these proposals to deliver the fully enhanced connection, due to third party landownerships, the Applicant has discussed the future opportunity with the neighbouring landowner who is committed to completing the link when proposals for the Albert Bridge House site comes forward. Enhancement of this route will make a significant improvement to the environmental quality, attractiveness and safety of this part of the SRF area, which will contribute to the vitality and on-going regeneration in this part of the city centre.

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Objectives established to enable the vision to be achieved:	Response
1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	✓ The development includes new public realm which will improve the quality of the green and blue infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre and adjoining neighbourhoods in Salford. ✓ A number of measures incorporated into the proposals will enhance the quality and function of existing green and blue infrastructure, including: ○ Soft landscaping along the approach to Trinity Bridge designed to enhance the ecological and aesthetic value of the Site; and ○ Improved pedestrian access along the two principal ground floor elevations, which improve connections to St Mary's Parsonage and the River Irwell. ○ Delivery of a publicly accessible external river side balcony, enabling visitors to appreciate an open vista of the River Irwell; an essential piece of Manchester's blue infrastructure.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	✓ The design evolution of the proposals will enable the provision of a higher quality of public realm and will enhance connectivity between public open spaces and the River Irwell. ✓ Creation of a biodiverse roof terrace, which includes over forty multi-stem trees and associated soft landscaping. ✓ The site incorporates SUDS at roof level and will attenuate its own surface water to slow discharge into main sewer system. Collecting water at source, slowing surface run off and will be reused where possible as part of the wider irrigation system for planting areas.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	✓ The public realm connects and interacts with Parsonage Gardens and the River Irwell, and Manchester's wider green and blue infrastructure network.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to	✓ Delivery of a publicly accessible external river side balcony, will enable visitors to appreciate an open vista of the River Irwell; an essential piece of Manchester's blue infrastructure.

residents, the economy and the local environment.	✓ By enhancing the green and blue infrastructure on-site and improving the quality of pedestrian and cycling routes to other areas of open space in the City, local communities will benefit from activated streets, thereby enhancing the vitality of the local area. ✓ The enhancement of public realm and design of the proposals seek to increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.
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