



No.3 Circle Square

Planning and Tall Building Statement

July 2022

Contents

1.	Introduction	2
2.	Site and Surroundings	6
3.	Economic, Strategic and Regeneration Context	10
4.	Proposed Development	23
5.	Planning Policy Framework	28
6.	Consideration of Proposed Development	36
7.	Tall Building Statement	64
8.	Summary and Conclusions	68

1. Introduction

Introduction

- 1.1. This Supporting Statement accompanies an application for Full Planning Permission being submitted by Bruntwood Circle Square 12 Ltd (“the Applicant”) for the redevelopment of No. 3 Circle Square, Plot 12 of the Circle Square Masterplan, Oxford Road, Manchester (the “Site”). The Applicant is seeking Planning Permission for the erection of a 15 storey office building, new public realm and a refuse store (“the Proposed Development”).
- 1.2. The Site is bounded by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West.
- 1.3. The Site is located at the southern edge of Manchester City Centre. It is within the Circle Square Masterplan. It is part of a wider vision to provide a mixed-use neighbourhood in the area, creating inspiring workspace, stylish living space, and innovative retail and leisure all centred around a brand new city park. The Site has previously been known as Plot 12 of the Circle Square Masterplan, but is now to be known as No.3 Circle Square.
- 1.4. This Statement provides full detail on the Proposed Development and assesses the Proposed Development within the context of national and local planning and regeneration policies and guidance, including the 2013 Former BBC Site Strategic Regeneration Framework and Masterplan (2015).
- 1.5. The Site benefits from an Extant Consent (ref: 125451/FO/2019 (as amended), approved by Manchester City Council in February 2020 for a 15 storey office building with ground floor commercial units. This application was supported by an Environmental Statement and suite of technical assessments that concluded that the proposal was acceptable and of an appropriate scale and massing.

The Applicant

- 1.6. The Applicant, Bruntwood Circle Square 12 Ltd, is a subsidiary of Bruntwood SciTech. Bruntwood SciTech is a 50:50 UK science and technology property partnership between Bruntwood and Legal and General Capital.
- 1.7. Bruntwood SciTech’s portfolio is centred around assets and development projects in Manchester, Birmingham and Leeds, and the life science campus in Cheshire, Alderley Park.
- 1.8. The Applicant own and operate the largest portfolio of science and technology assets in the UK, providing high quality office space, high specification labs, a range of scientific services and a bespoke programmes of business support, providing companies with unrivalled access to finance, talent, markets and mentorship.
- 1.9. The Applicant is master developer at Circle Square has recently delivered Grade A office floorspace at No. 1 and No. 2 Circle Square the MSCP and Premier Inn hotel and the large area of public realm – Symphony Park, and complementary ground floor retail, leisure and commercial space.
- 1.10. In addition, Bruntwood SciTech’s delivery partners, Vita Group, has delivered Vita Student and Vita Living. The Applicant is committed to the delivery of No. 3 Circle Square, the last vacant plot of the Circle Square Masterplan, to provide a best-in-class Grade A office development that will complement the offer provided at No.1 and No. 2 adding vibrancy to the offer alongside an exciting public garden space different to any other currently in the city.

Project Development

- 1.11. Following the success of No.1 and No.2 Circle Square, and after learning lessons from these, Bruntwood SciTech has sought to re-think the proposition at Plot 12, No.3 Circle Square.

- 1.12. The purpose of the revised proposal is to better the approved scheme in terms of the operation of the building. The building is designed to be Net Zero Carbon in operation and a commitment has been made by Bruntwood for the building to achieve a minimum NABERS rating of 5 (with 5.5 being the aspiration). In addition, and following the redevelopment of the Masterplan, including the success of Symphony Park, the public realm strategy has enhanced. This has provided the opportunity to revisit and improve on the design of the building and public spaces created.
- 1.13. The brief is to create a c.350,000 sq. ft best-in-class office building with modern, flexible floorspace that meets the requirements of modern businesses to attract users in Bruntwood's target sectors. Vibrant external spaces, enhancing connections throughout Circle Square, are to be created alongside a landscaped garden for all to enjoy.
- 1.14. This has resulted in a re-designed building that is of a similar height and slightly larger footprint than that approved.
- 1.15. The building is designed by Bridge Architects, an award winning architectural practice based in Manchester. Visually, No.3 Circle Square is proposed to be a high quality red brick building, taking inspiration from the brick architecture within the City. The massing has been carved out to create architectural features including the windows, ground floor arches, ground floor commercial and leisure openings and the roof terrace adding visual interest to the building. Additional detail is added through soldier courses, perforation to the brick ventilation recesses and sections of projected brick relief pattern. The public realm is designed by PlanitIE Landscape Architects, who have successfully delivered Symphony Park. Symphony Gardens will be a less formal, softer space with the introduction of plants, shrubs and trees improving biodiversity and providing an important and differentiated green space within the City Centre.

Pre-Application Consultation

- 1.16. Pre-application consultation to this application has been undertaken. In summary, the following activities have taken place to date:
- Regular dialogue has taken place with Senior Planning Officers at Manchester City Council throughout the design development process.
 - The project team has consulted technical consultees at Manchester City Council including Environmental Health and Highways Officers on the scope and content of their assessments.
 - Local Ward Councillors have been sent details of the proposals and the consultation activities planned.
 - Local residents and businesses within the vicinity of the Site have been invited to attend a consultation event.
- 1.17. Full details are included in the Statement of Consultation submitted in support of this application.

EIA Screening

- 1.18. A formal Request for an EIA Screening and Scoping request was submitted to MCC on 30 May 2022 following ongoing liaison with the Local Planning Authority regarding the Scope of the ES. We have received a number of responses and a full formal response is due to be received following submission of the planning application.

Application Documentation

- 1.19. This Planning Statement should be read in conjunction with the following supporting documents submitted as part of this application:

Document / Plan	Consultant
Application red-line boundary plan	Bridge Architects
Proposed plans, elevations and sections	Bridge Architects

Document / Plan	Consultant
Accommodation Schedule	Bridge Architects
Design and Access Statement	Bridge Architects
Landscaping Strategy	Planit
Statement of Consultation	Deloitte
Planning and Tall Building Statement	Deloitte
Crime Impact Statement	Greater Manchester Police: Design For Security
Environmental Standards Statement including Energy Strategy and BREEAM Pre-Assessment	Crookes Walker and Element Sustainability
Air Quality Assessment	Hoare Lee
Heritage Statement	KM Heritage
Construction Noise and Vibration Assessment Acoustic Planning Report	Sandy Brown
Outline Construction Management Plan	GMI Construction Group
Phase 1 Preliminary Risk Assessment Phase 2 Ground investigation	Curtins
Television and Radio Baseline Survey Television and Radio Written Scheme	Pager Power
Framework Travel Plan	Curtins
Transport Assessment	Curtins
Local Labour Agreement	Bruntwood
Ventilation Strategy	Crookes Walker
Archaeological Desk Based Assessment	Pre-Construct Archaeology
Ecological Assessment	Brookes Ecological
Waste Management Strategy	Curtins

Document / Plan	Consultant
An Environmental Statement of the proposals, comprising: • Volume 1: Environmental Statement including: ○ Introduction; ○ Methodology; ○ Site, Surroundings and Description of Proposals; ○ Consideration of Alternatives; ○ Construction Management (including Construction Management Plan as appendices); ○ Sunlight, Daylight and Overshadowing Chapter prepared by GIA (including Sunlight, Daylight and Overshadowing Assessment as appendices); ○ Townscape and Visual Impact Chapter prepared by Planit; ○ Water Quality, Drainage and Flood Risk Chapter prepared by Curtins (including Flood Risk Assessment and Drainage Strategy as appendices); ○ Wind Microclimate Chapter prepared by Nove Fluid Mechanics (including Wind Microclimate Assessment as appendices); ○ Climate Change prepared by Element Sustainability; ○ Type 1 Cumulative Effects, and ○ Summary of Residual Impacts. • Volume 2: Technical Appendices ○ Construction Management Plan; ○ Sunlight, Daylight and Overshadowing Assessment; ○ Townscape and Visual Impact Assessment; ○ Flood Risk Assessment and Drainage Strategy;; Wind Microclimate Assessment; and ○ Climate Change. • Volume 3: Non-Technical Summary	

Structure of the Planning Statement

1.20. The remainder of this Statement is structured as follows:

- **Section 2** – provides a description of the site and surrounding area;
- **Section 3** – describes the form of the application and development proposals;
- **Section 4** – sets out the economic, strategic and regeneration context of the scheme and importance of the proposals to the City;
- **Section 5** – describes the wider illustrative masterplan to be brought forward in the context of the Development Framework;
- **Section 6** – assesses the proposals against national and local planning policy;
- **Section 7** – provides a broader planning assessment of the site specific planning issues; and
- **Section 8** - concludes by summarising the case for the grant of Planning Permission.

2. Site and Surroundings

Site

- 2.1. The Site is primarily vacant and is bounded by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West.
- 2.2. Part of the Site, where the proposed office building will sit, most recently comprised the construction compound for Sisk, the contractors developing the other plots on the Circle Square Masterplan. It is now cleared and hoarded, awaiting development.
- 2.3. Outside of the hoarding, there is an area of temporary grass adjacent to the MCSP and car parking adjacent to Manchester Technology Centre used by Bruntwood staff, in addition car parking is included under the Mancunian Way again solely used by Bruntwood staff.
- 2.4. Sorton Street and Cloak Street also served as a continuous link through the Site, however both roads have been stopped up. In addition, there is an access off Newman Street to the car parking associated with Manchester Technology Centre.
- 2.5. A substation is located to the south of the Site adjacent to the Mancunian Way. There are no trees on or adjacent to the Site.

Surrounding Uses

- 2.6. Circle Square sits at the heart of Manchester Oxford Road Corridor, a hub of scientific research and a home to a growing and thriving community of institutions, students and professionals.
- 2.7. To the west of the Site is Manchester Technology Centre, in use as a commercial office building with retail units located on the ground floor. Bruntwood's 'Hatch' development is located adjacent to the Manchester Technology Centre and beneath the Mancunian Way and provides a range of flexible retail and leisure uses.
- 2.8. Directly to the north of the site is Princess House, the River Medlock and Vita Student, beyond this to the north west is the remainder of Circle Square.
- 2.9. To the east of the Site, beyond Princess Street, lies the University of Manchester North Campus comprising a number of buildings used for education and research purposes. ID Manchester, a partnership between the University of Manchester and Bruntwood SciTech, will be a world class Innovation District extending from the Charles Street Multistorey Car Park to Manchester Piccadilly Station.
- 2.10. Directly to the south is the Multistorey Car Park and Premier Inn hotel. Beyond this is the Mancunian Way flyover and Sugden Sports Centre beyond.

Environmental Designations

Ecology

- 2.11. There are no sites with environmental designations with respect to ecology on the Site. Furthermore, there are no identified sites within the vicinity of the site.

Flood Risk

- 2.12. As a consequence of the River Medlock bounding the wider Masterplan Site to the east, and the difference in levels across the Site there are varying flood risk zones across the Site. The north and east part of the Site, bounded by Newman and Princess Street respectively, are allocated in Flood Zone 2. The southern part of the Site, bounded by Hawkshaw Street, is in Flood Zone 1.
- 2.13. The Site also falls within the Conurbation Core Critical Drainage Area in the Salford and Trafford Critical Drainage Area (CDA), designated in 2011.

Heritage

- 2.14. The Site does not contain any listed buildings or sit within a Conservation Area.
- 2.15. The Whitworth Street Conservation Area is located to the north of the Masterplan, visible from the Site along Princess Street. There are a number of listed buildings in the vicinity, including inter alia: the Grade II Listed Oddfellows Hall and 94-98 Grosvenor Street to the south, beyond Mancunian Way; the Grade II listed Lass O’Gowrie pub on Charles Street; and Grade II* Palace Hotel, Grade II Listed Oxford Road Station and Grade II Listed Dancehall on Oxford Road.

Air Quality

- 2.16. The Site is located in the Greater Manchester Air Quality Management Area (AQMA).

Site Topography

- 2.17. There are significant level changes across the Site. The lowest point on the Site is on the northern side of the Site at a level of 30.8m AOD. The highest points on the Site are at the southern, western and eastern sides where the level is 33.81m AOD.

Transport and Accessibility

- 2.18. The Site is in a highly accessible location, offering excellent linkages to a variety of modes of transport:
- The Site is in walking distance of a range of employment, shopping, amenity and civic functions within Manchester City Centre.
 - Access to the Inner Ring Road, providing connections to the strategic road network is within 100m of the Site;
 - The Site is within 300m to Oxford Road Railway Station, which is an important hub on the north-west railway network, and serves destinations throughout Greater Manchester and the north of England. Piccadilly Station, located approximately 400m to the north east of the Site, is a major railway station which not only connects to local and regional services but also national destinations
 - The St Peter’s Square and Manchester Piccadilly Station Metrolink Stations offer high-frequency services across Greater Manchester, and the network is currently in the process of being expanded.
 - Regular bus services run along Oxford Road. Recently, Oxford Road adjacent to the Masterplan Site has been transformed into a bus and cycle corridor.

Planning History

- 2.19. The below table summarises the relevant planning permissions in the Circle Square Masterplan area.

Phase of Development	Application Reference Number	Description of Development	Date of Approval	Status
Complete				
Enabling Works	109647/FO/2015/C1	Site preparation works including demolition of existing structures on site, removal of below ground structures, re-grading of the site, processing of removed materials, diversion of existing utilities and drainage connections, erection of perimeter hoarding and removal of 5 trees (4 adjacent to River Medlock and 1 adjacent to Brancaster Road)	06/10/2016	Complete
Phase 1A	110055/FO/2015/C1 (Plots 10 and 11)	Development comprising the erection of 1no. 12 floor serviced apartment building (Sui Generis) (Building 10) (384 units) with ground floor ancillary	08/01/2016	Complete

Phase of Development	Application Reference Number	Description of Development	Date of Approval	Status
		areas including reception, residents hub and associated facilities and 1no. part 14 floor part 18 floor serviced apartment building (Sui Generis) (Building 11) (220 units) with ground and mezzanine floor ancillary areas including reception, residents hub and amenities, plus commercial units (Use Class A1, A2, A3, A4, B1, D2) and associated access, landscaping and cycle parking facilities to include landscaping to Brancaster Road.		
Phase 1B	111025/FO/2016/C1 Plots 2, 3 and 4	Blocks 2,3 and 4 - Erection of two buildings (18 and 14 storeys (Blocks 2 and 4)) comprising offices (Class B1) with ground and mezzanine floor commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - Creche only) and D2 (Assembly and Leisure - Gym only)) and rooftop restaurant (Class A3) with associated external terrace (Block 4), creation of public green space with pavilion building (Block 3) for events space / uses within Classes A1, A3, A4, D1(Exhibition Hall / Public Hall only) , D2(Concert Hall / Music Hall only)(Sui Generis) accessed from ground level within basement level below alongside creation of areas of public realm including tree planting and all associated access and servicing.	02/06/2016	Complete
	111026/FO/2016/C1 (Plots 5 and 6)	Blocks 5 and 6 - Erection of part 17, part 36 storey building to comprise 411 residential apartments (Class C3) (14 studios, 136 x 1 bed, 228 x 2 bed and 33 x 3 bed) with mid and top roof level private dining / media room/ gardens, ground and mezzanine floor residential amenity uses including a gym,, plus lower ground, ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions Creche only) and D2 (Assembly and Leisure - Gym only)) and associated junction improvements to Oxford Road / Charles Street, access, servicing, and landscaping.	01/07/2016	Complete
	111027/FO/2016/C1 (Plots 7 and 8)	Blocks 7 and 8 - Erection of 17 storey building to comprise 266 residential apartments (Class C3) (14 studios, 56 x 1 bed, 168 x 2 bed and 28 x 3 bed) with top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses including a gym and home working lounge, plus ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - creche only) and D2 (Assembly and Leisure - gym only)) and associated access, servicing, and landscaping.	06/07/2016	Complete

Phase of Development	Application Reference Number	Description of Development	Date of Approval	Status
	111028/FO/2016/C1 (Plot 14)	Block 14 - Demolition of any existing structures and erection of multi-storey car park (1028 spaces including 50 disabled) in 10 storey building, with ground and mezzanine commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions Creche only) and D2 (Assembly and Leisure Gym only)) and associated access, servicing, landscaping and cycle parking facilities.	23/06/2016	Complete
	113832/FO/2016 (Plot 14)	Block 14 - Demolition of any existing structures and erection of part 12, part 18 storey building to comprise a multi-storey car park (maximum 1,100 spaces including 55 spaces for disabled car users) (ground to 11th floor) a hotel (150 beds) (12th to 17th floor) and an energy centre (ground floor and mezzanine) with ground and mezzanine commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (drinking Establishment), B1 (Offices), D1 (Non-Residential Institutions Creche only) and D2 (Assembly and Leisure Gym only)).	18/11/2016	Complete
Plot 9	114863/FO/2016	Erection of 18 storey serviced apartment building (384 units) with ancillary retail (A1, A2, A3, A4), residents hub and associated access and landscaping.	09/03/2017	Complete
Extant Permissions				
Plot 12 (NOW NO.3)	125451/FO/2019	Erection of new 15 storey building plus basement to include basement plant room, ground floor reception, cycle store and commercial space (flexible Use Classes A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), D1 (Non-residential Institutions - Creche only) and D2 (Assembly and Leisure - Gym only) and 14 storeys of offices (Use Class B1) together with rooftop lounge and terrace, associated means of access and external landscaping around base of building	07/02/2020	Extant.

3. Economic, Strategic and Regeneration Context

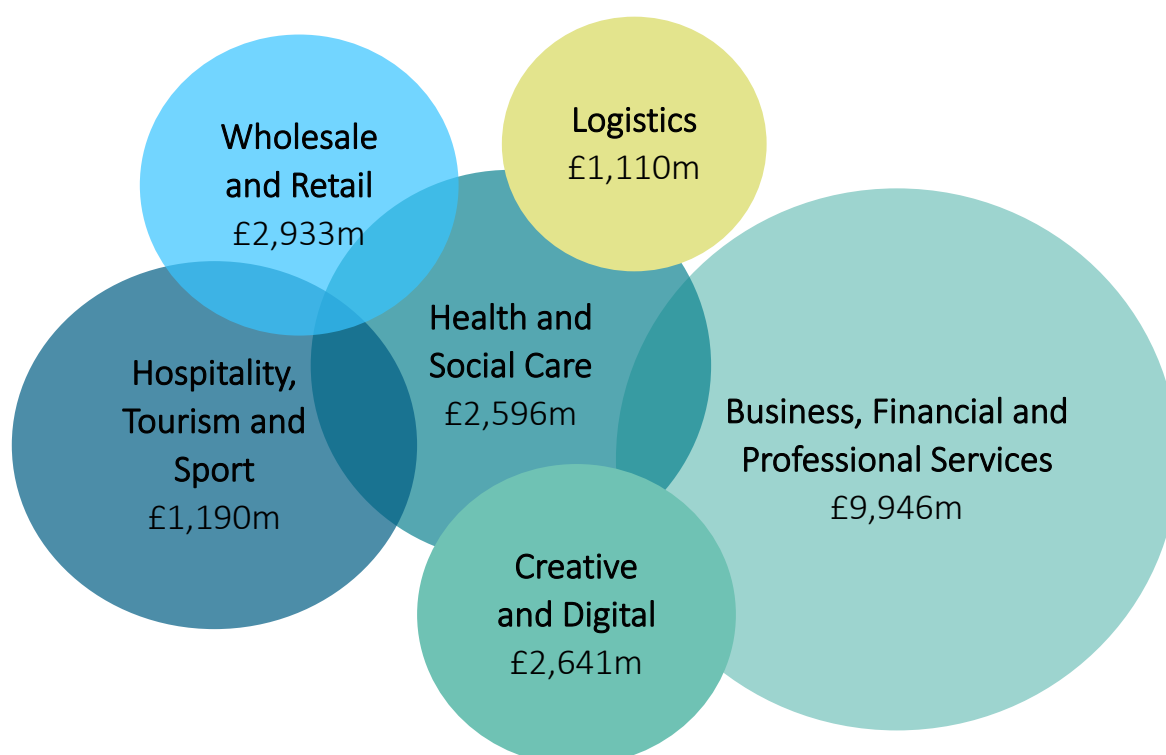
- 3.1. This Chapter details the socio-economic context of Manchester City Centre as a whole and sets out the key drivers of change and development within the City Centre.

Economic and Market Context

Manchester's Economic Outlook

- 3.2. Manchester is a national engine of economic growth with a population of 552,000¹, sitting at the heart of a conurbation of 2.87 million people in Greater Manchester². The City's economic success has historically been driven by its growing role as the leading professional and business service centre outside of London, global connectivity through Manchester International Airport and business and leisure visitors, with Manchester the third most visited city in the UK.
- 3.3. According to the 2020 Greater Manchester Forecasting Model (GMFM), the main sectors in GVA growth are Business, Financial and Professional Services and the Creative and Digital Industries (as shown in Figure 4.1). The main sectors that will witness the greatest employment growth will be Business, Financial and Professional Services (1.2% per annum), Health and Social Care (0.7% per annum), Hospitality Tourism and Sport (0.9% per annum) and Wholesale and Retail (0.4% per annum).

Figure 4.1: Net Increase (millions) in GVA by sector between 2017 and 2037 (Source: GMCA, 2020)



¹ Office for National Statistics (2022), Estimates of the population for the UK, England and Wales, 2021 [Dataset] – Accessed [here](#).

² Ibid.

- 3.4. Over a thirty year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. With a diverse population now easily more than half a million people, the City of Manchester is located at the heart of Greater Manchester, the largest conurbation outside of London. Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets. The Greater Manchester sub-region has a combined Gross Value Added (GVA) of approximately £75 billion and accounts for around two fifth of the North West's economic output³. In 2021, almost one third of the £75 billion of GVA generated in Greater Manchester was produced in the City of Manchester⁴.

Population Growth

- 3.5. Population growth in recent years has been particularly evident in the age bands that are typically considered to fuel economic growth, i.e. those at university-leaving age and above. The number of working age residents, defined as those aged 16 to 64, is forecast to show a modest rise over the next 10 years, before falling back after 2028, and therefore the working age population of GM is forecast to be just under 1.8 million in 2037, similar to the 2017 level⁵. This sector of the population creates demand for new lifestyle choices that offer access to city centre employment and amenities, transport networks in well-managed accommodation built for that purpose.

Manchester's Economic Role

- 3.6. Manchester's economy has developed strongly post-recession and the foundations for further growth are in place. It is clear that much has been achieved in terms of GDP growth and wider development. The economy is becoming more diversified through an increasing amount of GDP growth attributable to new economies including logistics, business, financial and professional services and creative and digital industries. However, there is still a significant amount to be done to continue economic growth within Manchester and ensure that the right development comes forward to support this. This development, if correctly aligned spatially and economically, can help to accelerate growth and address the productivity gap.
- 3.7. The City of Manchester is the acknowledged capital of the north of England and the centre point of a trans-Pennine and pan-northern economy. The City and conurbation is an economic centre, a role which is increasing as investment in transport, innovation and economic infrastructure makes the City more accessible to towns and cities, business and high skilled workers in the Midlands and the North.
- 3.8. According to the GMFM Economic Forecasts for Greater Manchester Report 2020, GVA is forecast to grow at an average annual rate of 2.4% between 2017 and 2037 (compared to UK average of 1.6%). Under the accelerated growth scenario, Greater Manchester is projected to grow faster than the UK – reflecting the city-region's ambitions to help drive growth across the Northern Powerhouse. This is equivalent to an additional £38.9 billion of economic activity in Greater Manchester by 2037⁶.
- 3.9. Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy. As a primary driver of economic and employment growth, the City has increasing the responsibility to provide the business infrastructure to match its role as an economic centre, capable of providing opportunities for the wider conurbation and beyond.
- 3.10. There are three factors which are changing the role of the Manchester and have particular implications for Manchester City Centre. These are:
- The move to a service based and high growth economy, at a time when national economic growth is increasingly driven by professional and financial services, creative and digital industries, science and technology, with key sub-sectors influenced by disruptive innovation.

³ Office for National Statistics, Regional Gross Value Added (balanced) per head and income components tables (released 26 May 2021 – Accessed [here](#)).

⁴ Ibid.

⁵ Greater Manchester Combined Authority (2020), *Economic Forecasts for Greater Manchester* – Accessed [here](#).

⁶ Ibid.

- Sectors which are influenced by agglomeration, where entrepreneurs, companies, new start-ups and talented workers, from disparate economic growth sectors, are keen to cluster in locations which can provide business and networking opportunities and deep labour markets offering an exceptional range of highly qualified and skilled staff.
- A return to urban living, with many highly skilled younger people and high earners keen to benefit from both the range of education and employment opportunities and the lifestyle offer of city living, with evening and weekend economies offering cultural, entertainment and leisure choices which cannot be matched in smaller towns or cities.

3.11. In all of these factors, Manchester City Centre is a location which has a unique contribution to make to the re-balancing of the national economy, and with a constrained city centre and limited other credible high growth locations, there is a need to ensure the city centre can provide the modern economic infrastructure to capture economic and employment growth.

A Service Based, High Growth Economy

- 3.12. The City's transformation to a service based high growth economy is a key part of the economic transformation of the north, as industrial employment continues to decline and new economy sectors begin to dominate the modern competitive economy. This has led to significant changes in economic geography across the conurbation and to a changing and unique role for Manchester City Centre.
- 3.13. The service sector now provides a large proportion of the high skilled and high productivity jobs in the national economy. Increasing the number and range of higher skilled service sector employment is now central to improving the performance of the regional economy and increasing the north's contribution to UK plc.
- 3.14. At a regional level, employment growth is largely driven by Business, Financial, and Professional Services - accounting for 45% of the net increase in the total number of jobs in Greater Manchester up to 2037⁷. The level of professional services in Manchester is considerable and reflects the City's role as both a major location for global and national companies and the headquarter location for large regional companies.
- 3.15. The City's Professional, Financial and Business Services sector is very diverse including leading global accountancy companies and consulting companies, legal partnerships, specialist technical, engineering, infrastructure and digital media companies. While many smaller companies serving a local market area distributed across the conurbation, the larger, leading companies are located almost exclusively in the City Centre.

Growth of the Creative, Digital and Tech Sector

- 3.16. A key growth area for the City is the Creative, Digital and Tech sector, as highlighted above. According to GMCA, jobs in the Digital Industries are set to increase by 13,000 additional jobs over the period 2017-2047 whilst in the Creative Industry jobs are forecast to grow by 6,000 up to 2037⁸. In regard to GVA, digital industries is the sub-sector that is forecast to grow the fastest by 4.3% per year from 2017 to 2037⁹.
- 3.17. The Creative, Digital and Tech sector has the ability to accelerate growth across all sectors in Manchester. New applications for creative and digital technologies were found in health and social care; business, financial and professional services; advanced manufacturing; and transport, amongst others. Notable creative, digital and tech companies located in Manchester include:
- Thoughtworks
 - TheLadBible
 - Coop Digital, Microsoft
 - CityVerve (the Internet of Things City Demonstrator)
 - UK Fast

⁷ Greater Manchester Combined Authority (2020), Economic Forecasts for Greater Manchester February 2020

⁸ Ibid.

⁹ Ibid.

- WPP

- 3.18. A majority of these new firms have located within developments such as Circle Square, the new innovation district, “ID Manchester”, together with Enterprise City (St John’s) and developments in NOMA and the Northern Quarter.
- 3.19. The Creative, Digital and Tech sector is therefore a significant growth area of the Manchester economy and will continue to be so for decades to come.

Manchester’s Office and Market Demand

- 3.20. In recent years, Manchester’s economy has continued to grow at a faster rate than the UK as a whole, with the city centre as the economic growth engine for both Manchester and the wider region. Despite a turbulent market in 2020 and 2021, office developments had continued to be delivered to market, however, 2021 saw 66% less floorspace delivered to the market as market uncertainty and delays to construction projects caused by the pandemic began to take effect.
- 3.21. Whilst there remains a reasonable quantum of office floorspace under construction, new starts have been subdued in the last 2 years and much of the development in the pipeline is already pre-let. With market confidence returning and businesses moving to hybrid working models and returning to the office, there is the prospect of short-term supply issues in the market in the coming years.
- 3.22. An ecosystem of business, services and amenities creates opportunities to develop professional and personal connections alongside improving wellbeing. A vibrant 24-hour mixed-use destination is an attractive proposition for office occupiers who are increasingly looking towards improving their Environmental, Social and Governance criteria. The flexibility and change in workplace demands has been exacerbated by COVID-19 which has provided an opportunity to reflect on the evolving role of the workplace and what it should enable. Evidently, the way in which office space is used has changed and is likely to continue to change, requiring office buildings to be as flexible as possible. In response to these changes, during the past year there have been initiatives by corporates and office occupiers to improve the employee experience in order to attract the best talent. A recent Deloitte survey found that 61% of executives now focus on reimagining work compared to only 29% before the start of the pandemic. Moving forward therefore, we can expect offices to offer more in the way of on-site facilities and amenities to improve employee well-being such as gyms, eateries, roof terraces, and collaborative and entertainment space.
- 3.23. With a thriving private sector, the city is a leading business location and remains a top place in Europe for foreign direct investment outside of London. Numerous FTSE 100 companies have a significant presence in Manchester and Salford and represent a strong and diverse business community¹⁰.
- 3.24. Increasingly, businesses are seeking the benefits of agglomeration. Entrepreneurs, companies, new start-ups and talented workers from disparate economic growth sectors are keen to cluster in locations that can provide business and networking opportunities in order to secure their growth and prosperity.
- 3.25. Businesses are attracted to locations where there are deep labour markets offering an exceptional range of highly qualified and skilled staff. Manchester’s existing business base ensures that it is in a prime position to attract such companies that benefit from clustering. This is particularly prevalent in the digital and creative industries, as well as life sciences and advanced manufacturing.
- 3.26. The award of Enterprise Zone status for Manchester Airport City and Corridor Manchester has significantly assisted in creating such clusters and has further acted to provide significant new incentives for businesses to locate in Manchester. The location of the Site in Circle Square and proximity of the Site to key business and economic activity areas such as ID Manchester and Oxford Road Corridor amongst others, also supports the promotion of increased economic activity on this Site.

Recovering from the COVID-19 Pandemic

- 3.27. In November 2020, Manchester City Council published the Manchester Economic Recovery and Investment Plan¹¹ (MERIP) that sets out the strategy in place for Manchester to respond to the COVID-19 pandemic and reinvigorate the economy through the protection and creation of new jobs and continued support for new

¹⁰ Ernst and Young (EY) *EY UK Attractiveness Survey (July 2019)*, [https://www.ey.com/Publication/vwLUAssetsPI/ey-uk-attractiveness-survey-2019/\\$FILE/EY-UK-Attractiveness-Survey-2019.pdf](https://www.ey.com/Publication/vwLUAssetsPI/ey-uk-attractiveness-survey-2019/$FILE/EY-UK-Attractiveness-Survey-2019.pdf).

¹¹ Manchester City Council (2020), *Manchester’s Economic Recovery and Investment Plan*

business opportunities in the city's economy. Aligning with the Our Manchester Industrial Strategy, the MERIP has been primarily focussed around three pillars:

- **People** – This will comprise of seven initial projects that will take place over a two year programme totalling to around m£36m per annum to help individuals stay in employment and continue their education.
- **Place** – This will comprise of nineteen initial projects over the next few years that will total to around £450m and will be spent towards boosting the construction industry through major housing initiatives for low/zero-carbon developments and affordable housing programme.
- **Prosperity** – This will comprise of twenty-four initial projects that will deliver investment in science and technology including digital infrastructure, an innovation district and enterprise zones, delivering an extensive ecosystem for small and medium-sized companies.

3.28. In addition to the above, there are other additional long-term investment propositions that will help to drive forward a new approach to investment and partnership.

- **Innovation** – Manchester will build upon its recent success and increase the leverage of the science, research, innovation and teaching asset base to create clusters of high-value economic activities.
- **Manchester City Centre and Urban Realm** – Investing in new public space will help to bring forward new development.
- **Zero Carbon Housing Retrofit** – As a first phase of a 15-30 year programme, Manchester will adopt a set of innovative retrofit measures for residential properties that will help to transition from a reliance on gas heating through fabric retrofit and renewable technologies.
- **North Manchester** – As an key area highlighted for strategic growth, North Manchester will focus itself around an innovative healthcare and residential-led approach to civic regeneration, including a new general hospital anchoring a health campus and Northern Gateway investment in housing provides £2billion of investment in the north of the city.

Summary

3.29. Manchester City Centre is an economic hub in the north of England, attracting highly skilled workers from the Midlands and North. The diverse and growing economy of the City Centre drives growth of the GM region. The Professional, Financial and Business Services sector forms a vital part of the GVA output, attracting a wide range of businesses at a global, national and regional level. In addition, the Creative, Digital and Tech sector is a significant growth area and plays a vital part of the Manchester economy.

Strategic Context

3.30. This section sets out the Council's vision for the City Centre. It outlines the key documents of relevance to the Proposed Development. The documents outline the strategic context of the Site and surrounding regeneration initiatives.

Delivering the Northern Powerhouse Agenda

3.31. The Northern Powerhouse concept is designed to create a competitive northern region that can act as an economic counterbalance to the dominant south-east. A number of key announcements have been made and milestones achieved over the past c. 8 years since the Northern Powerhouse concept was devised:

- In the 2014 Autumn Statement, the Coalition Government reiterated a commitment made during August 2014 to help lay the foundations of a Northern Powerhouse to rival the economic strength of London. In November 2014 it was announced that Greater Manchester would have a directly elected Mayor by 2017, with responsibility for a £300mn housing investment fund, devolved and consolidated budgets in transport and health and social care, along with key strategic planning powers, and an additional £7 billion of investment to build the Northern Powerhouse. In May 2017, Andy Burnham was elected as Greater Manchester Mayor with oversight of the health and social care budget, worth £6bn.

He also has various Greater Manchester-wide powers and responsibilities including for transport, planning and housing.

- In June 2016 the Northern Powerhouse Independent Economic Review prepared by SQW Ltd and Cambridge Econometrics was published. This broadly concludes that there is a significant performance gap between the North, measured by GVA per capita, which is persistently averaging about 25% below the rest of England (10-15% when London is removed).
- In April 2018 the Transport for the North ('TfN') was formally enshrined in legislation. The TfN is a partnership of public and private representatives working with the Government and national transport bodies to develop and deliver strategic transport infrastructure across North of England. Within their scope is the provision of the Northern Powerhouse Rail programme, which aims to deliver a transformed rail network in the North of England and bring new opportunities to millions of people and businesses. As of 2022, following the Government's amended Integrated Rail Plan ("IRP"), TfN is now in a co-partnership role with the government in order to deliver improved rail across the North including the Northern Powerhouse Rail. The Government also included a promise for £17.2bn for a 40-mile high-speed line between Warrington, Manchester and Marsden in Yorkshire within their IRP.
- The February 2022 Levelling Up White Paper pledged funding for the continued provision of development under the British Business Bank ("BBB") Northern Powerhouse Investment Fund, that has already delivered over £1bn of public and private sector debt and equity investment to places across the UK with some of the most acute financial challenges. The next generation of BBB Regional Investment Funding will include £660m for the Northern Powerhouse Investment Fund, including expansion into the North East of England.

Greater Manchester Combined Authority

- 3.32. Manchester, and the wider Greater Manchester region, is at the heart of the Northern Powerhouse. A forward-looking and collaborative approach between the different Greater Manchester local authorities, under the umbrella of the Association of Greater Manchester Authorities (AGMA), has led to a ground breaking agreement with Central Government to devolve certain powers and budgetary responsibility. In April 2011 the Greater Manchester Combined Authority ('GMCA') was formed. As outlined above, Andy Burnham was elected as the Greater Manchester Mayor in 2017 and chairs the GMCA.

The Greater Manchester Strategy (2017)

- 3.33. The Greater Manchester Strategy ("Our People, Our Place") was produced by the Greater Manchester Combined Authority (GMCA) and replaces the former "Stronger Together: Greater Manchester Strategy" published in 2009. It sets out a very clear vision for the City-Region, stating that Manchester will be:
- "A place where all children are given the best start in life and young people grow up inspired to exceed expectations.
 - A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you'll get it.
 - A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent.
 - A place where people live healthy lives and older people are valued.
 - A place at the forefront of action on climate change with clean air and a flourishing natural environment. A place where all voices are heard and where, working together, we can shape our future."
- 3.34. The delivery of a new office development, comprising employment-led floorspace delivering standout new high-quality architecture, will be critical to economic growth, providing the opportunities for highly skilled and well-paid jobs that are well connected to all areas of Greater Manchester and beyond.

- 3.35. It is critical that the Proposed Development supports the ambitions of becoming a leader on Climate Change ensuring the city becomes net zero carbon by 2038. Therefore, new buildings must adopt stringent standards and seek to align with net zero carbon building standards for new-build developments.

Greater Manchester Places for Everyone Joint Development Plan (August 2021) – February 2022 Submission Stage

- 3.36. Places for Everyone is the new long-term joint development plan for nine Greater Manchester districts¹⁴ On 14 February 2022, the Plan and supporting documents were submitted to the Secretary of State for examination. It continues on the intentions of the Greater Manchester Spatial Framework (“GMSF”) following the decision of Stockport Metropolitan Borough Council to cease their involvement in the Framework. The PfE will enable an informed, integrated approach to strategic development planning across the city region. The purpose of the PfE is to enable Greater Manchester to manage land supply across the city region in the most effective way to achieve the vision set out in the Greater Manchester Strategy based on a clear understanding of the role of places and the connections between them.
- 3.37. It will provide a framework for the maximisation of the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development, it will also ensure all new developments are sustainably integrated into Greater Manchester’s transport network or supported by new infrastructure. It will ensure GM is able to meet current and emerging occupier demand to support a market-facing strategy for housing and employment growth.
- 3.38. A key tenet to securing sustainable, inclusive and equally distributed economic prosperity throughout the wider region is by maximising the growth potential of a number of key growth locations. The City Centre will be the largest player and is expected to continue to provide a high concentration of jobs, innovation and research activities whilst The Quays will deliver sustained growth as a major business location and internationally important digital and creative cluster. Outside of these areas, the seven main town centres of Greater Manchester (Altrincham, Ashton-under-Lyne, Bolton, Bury, Oldham, Rochdale and Wigan) are also highlighted as opportunities for a stronger focus on local economic activities which may exploit potential future rail linkages.
- 3.39. As the economic core of the sub-region, Manchester City Centre will accommodate more than half of all new office floorspace. This concentration of office space in this location will take full advantage of the existing and proposed public transport linkages including the arrival of HS2 and Northern Powerhouse Rail, helping to affirm Manchester’s position as the premier office location outside of the capital. The PfE states that at least 1,900,000 sqm of accessible new floorspace over the period 2021-2037 (Policy JP-J 3). This can be facilitated through the refurbishment of existing office accommodation. Policy JP-Strat 1 of the Places for Everyone Draft highlights the economic role of the Core Growth Area and encourages sustainable development to support major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.
- 3.40. The overall picture at a regional level is that a collaborative approach between local authorities is geared towards driving growth in the right places. The focal point of economic growth within Greater Manchester is undoubtedly Manchester City Centre and delivering positive change that helps the city grow is pivotal to continuing the growth of the region. This is best achieved through encouraging development that brings services or facilities which do not currently exist in Manchester and supporting the pivotal growth areas.

Greater Manchester Transport 2040 (2021)

- 3.41. The strategy sets out a vision for *“World class connections that support long-term, sustainable economic growth and access to opportunity for all”* and seeks to address the four critical transport challenges of supporting sustainable economic growth, improving quality of life, protecting the environment and developing an innovative city region. Organised by spatial themes and supported by a five-year delivery plan, the strategy takes a long-term view of transport requirements across GM and the wider North and highlights the priority interventions needed to meet those requirements.

The Greater Manchester Investment Fund (2017)

- 3.42. The Investment Fund supports the implementation of the GM Strategy through investment to create and safeguard jobs, primarily through loans to support development encouraging business growth and investment in property and infrastructure, to maximise the impact of investment over several funding cycle.

The Five-Year Environment Plan (2019)

- 3.43. The Plan sets out the steps that will be taken to become carbon neutral by 2038 and the urgent actions we all need to take in the next five years to help achieve this including investing in our natural environment to respond to climate change and to improve quality of life.

City Centre Strategic Plan (2016)

- 3.44. The vision for the City Centre is well developed through a number of specific Strategic Regeneration Frameworks, which are effective vehicles for place led regeneration, but also through the overarching City Centre Masterplan (2015-2018) endorsed by Manchester City Council's Executive in March 2016.
- 3.45. The purpose of the new plan is to provide an update on progress since 2012; to identify the key drivers that will influence growth and development over the next few years; and to set out the City's planned direction of travel. Additionally, the plan also presents a progress report on key schemes within the City Centre.
- 3.46. The Strategic Plan identifies that the City Centre should act as a driver of economic growth and a major employment centre which is expected to experience further significant employment growth in the coming years with another 15,600 jobs predicted by 2025.

Manchester – a Science City

- 3.47. Manchester has strong credentials as a science city. Considering the historical context, the City has strong foundations built upon iconic figures like Turing, Dalton, and Rutherford. More recently, the City remains at the forefront of science through the work of individuals like Sir Andre Geim and Sir Konstantin Novoselov – discoverers of Graphene at the University of Manchester. Manchester was also named European City of Science in 2016; the first UK city to achieve this. This included hosting the EuroScience Open Forum which brought together over 4,500 leading thinkers, innovators, and policymakers from 90 countries to discuss the key issues in contemporary science.
- 3.48. The City is using science proactively to develop its economy – this includes work on Advanced Materials and Graphene. The latter being focused on work within the Graphene Institute and the forthcoming Graphene Engineering Innovation Campus. Both facilities will be at the forefront of the City's future success.

Corridor Manchester

- 3.49. Circle Square sits within the Corridor Manchester area of Manchester City Centre. Corridor Manchester is a 243 hectare area running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. It is home to an exceptional group of knowledge intensive organisations and businesses, 70,000 students and a workforce of 60,000 people. The area's economic base is strongly focused on high value added and high growth sectors and as such it accounts for a large proportion of highly skilled jobs within the City Centre.
- 3.50. Corridor Manchester is economically the most important area within Greater Manchester, with more job creation potential than anywhere else. The area generates £3billion GVA per annum, consistently accounting for 20% of Manchester's economic output over the past five years. The area has more than 60,000 jobs, over half of which are within knowledge-intensive sectors, including health, education and professional, scientific and technical sectors. Assets within the Corridor Manchester area are vital to capture the commercial potential of research and innovation.
- 3.51. Corridor Manchester is on course to become one of the top five innovation districts in Europe. To do so, it will continue to compete at a global level and it will act as the epicentre of the Northern Powerhouse. It must set its standards by the world's most effective innovation districts and knowledge-leading institutions, the continued growth of the private sector and the strengthening of Corridor Manchester as a place to live, visit and work for students and knowledge workers across the world.

The Circle Square Strategic Regeneration Framework, Masterplan and Delivery Plan

- 3.52. A rare opportunity for large scale, comprehensive regeneration within Manchester City Centre arose in 2009 when the BBC announced that they would be relocating from their existing base at New Broadcasting House, Oxford Road to MediaCity:UK in Salford Quays. The Former BBC Site is around 4 hectares and is bounded by Oxford Road, the River Medlock and Princess Street, the Mancunian Way and Charles Street.

- 3.53. In order to ensure that any development on the Site would contribute to the sustained economic growth and competitiveness of the City and deliver employment-led regeneration, Manchester City Council's Executive Committee endorsed a Strategic Regeneration Framework (SRF) in July 2013. This SRF encompasses the Former BBC Site plus office accommodation to the south of Brancaster Road and Cloak Street at Armstrong House and the Manchester Technology Centre; and Manchester City Council landholdings at the junction of Upper Brook Street / Mancunian Way.
- 3.54. The SRF Vision is:
- "To create a high quality, commercially-led mixed use development which maximises The Site's employment generation in a manner that contributes to the City's knowledge economy and in doing so leverages The Site's location within the Corridor, proximity to major institutions and exceptional accessibility by a range of means of transport. In order to support this principal use of The Site, its redevelopment must create an environment that is sustainable, distinctive, vibrant, incorporates well-designed and managed public realm/ civic spaces, and which is fully integrated into the wider neighbourhood."*
- 3.55. The SRF highlights that Circle Square is, "viewed as a strategic employment location in the context of the GMS and Manchester Corridor and there will be significant opportunity cost if the site's potential in this regard is not maximised through an employment-led development." In endorsing the SRF on 24 July 2013, the Council's Executive Report notes that:
- "An inability to maximise the enormous potential offered by the site would fundamentally damage ongoing efforts to improve the wider competitiveness and functionality of the city centre as a whole. Only by maximising these strategic opportunities when they present themselves is the City able to drive forward its growth agenda in years to come."*
- 3.56. Bruntwood acquired the Masterplan Site in March 2015 and developed, with their development partner Vita Group, a concept Masterplan to deliver on this vision. This proposed a comprehensive, employment-led mixed use redevelopment of the Site seeking to deliver some 1.2 million sq. ft commercial office space; other business/research space; a new residential neighbourhood; ground floor retail and leisure space; and a series of public realm interventions that would see the Site becoming a vibrant new district, legibly connecting in to the wider city centre fabric.
- 3.57. In endorsing the masterplan on 14 April 2015, the Council's Executive Committee Report states:
- "The revised masterplan responds positively to the SRF endorsed in 2013. It would add value by accommodating the new Sir Henry Royce Institute by the University of Manchester, a world-leading facility in the field of advanced materials. The proposals provide the scale to have a catalytic effect on the rest of The Corridor, creating a new community targeted at providing grow-on space for businesses in the knowledge economy; residential accommodation targeted at the young workforce that these companies will employ, academics, mature and foreign students; and a quality retail and leisure offer that is currently lacking from the area."*
- 3.58. Employment generating uses comprise around 60% of the total new-build floorspace proposed in the masterplan, including around 7% being ground and first floor retail, leisure and food & drink uses. The direct employment outputs (FTE) will be between 9,500 jobs and 11,800 jobs which represents a minimum 52% increase on the employment outputs envisaged in the 2013 SRF (6,262 jobs). At the upper end of the scale, it is an 88% increase.
- 3.59. Fully occupied, the Proposed Development would itself contribute c. 2,200 direct FTE jobs.
- 3.60. A Delivery Strategy and Phasing Plan for the Site was subsequently developed and approved by MCC's Executive in July 2015.
- 3.61. The Delivery Strategy and Phasing Plan sought to ensure continuity of development and a sustainable long term management regime to ensure that spaces and buildings remain attractive and well-managed into the future. The Delivery Strategy highlights the role of delivery partners, occupiers, tenants and residents in supporting a shared vision for an innovative, well-designed managed and maintained new city centre neighbourhood.
- 3.62. The Phasing Plan was developed to ensure that development momentum, once commenced, is maintained and that the process of regeneration is continuous and coordinated. The phasing profile incorporates the 18 development plots identified within the Masterplan. The phasing plan is summarised below:



Phase	Delivery	Blocks / Plots
Enabling Works	July 2015 to January 2016	n/a
Phase 1A	Q1 2016 to Q3 2017	- Key public realm and infrastructure - Vita Student Blocks 10A, 10B & 11
Phase 1B	Q3 2016 to Q4 2017 / 2018	- Commercial Blocks 2 & 3 - MSCP (Block 14) - Hotel and retail (Blocks 13 & 15) - Residential Blocks 7 and 8
Phase 1C	Q4 2017 to Q4 2019	- Commercial Block 4 - Residential Blocks 5 & 6 - Serviced apartment Block 9
Phase 2	Q1 2019 to Q1 2021	Commercial Block 12
Phase 3 (MTC)	Q1 2021 to Q1 2023	Commercial Blocks 1A, 1B, 1C

Masterplan Delivery to-date

- 3.63. Bruntwood and their delivery partner, Vita Group, have successfully delivered Phase 1 of the Masterplan, with Blocks 2-11 and the MSCP (Plot 14) now complete and operational.
- 3.64. The first intervention was the cessation of the car parking use in early August 2015. The second was preparing the Site ahead of its imminent redevelopment. A planning application for these Site Enabling Works was approved by Manchester City Council on 6 October 2015 (Ref: 109647). Following the completion of these Enabling Works in April 2016, the Masterplan Site was a cleared, secure environment capable of accepting development.
- 3.65. The hotel originally envisaged to be delivered on Plot 13 as part of Phase 1 has instead been delivered as the 200-bed Premier Inn hotel on top of the MSCP on Plot 14.
- 3.66. A significant electrical substation was delivered in the southern part of the site, between the MSCP and Manchester Technology Centre. The substation is an important piece of civil infrastructure, serving a large number of properties beyond the boundary of the masterplan. Bruntwood sought to locate this underneath the Mancunian Way but was unable to agree this with statutory consultees.
- 3.67. Plot 12 (the Site) comprises Phase 2 of the Masterplan.
- 3.68. Phase 3 comprises the land currently occupied by Manchester Technology Centre and the land running beneath the Mancunian Way. Bruntwood has delivered the first phase of development underneath Mancunian Way in the form of Hatch Phases 1 and 2. Hatch has successfully activated this previously dead space and created the conditions to further extend eastwards towards Upper Brook Street in the near future.
- 3.69. The 2015 Phasing and Delivery Plan assumed that Manchester Technology Centre would be demolished in 2021 and re-developed under Phase 3 as commercial blocks 1A, 1B and 1C.
- 3.70. Whilst Bruntwood still has a long-term aspiration to replace the Manchester Technology Centre this will remain in situ for the foreseeable future due to an existing lease agreement with Tesco at the ground floor level, which does not expire for another 10 years.

- 3.71. Notwithstanding this, Bruntwood's investment into Manchester Technology Centre has transformed the existing building into an integral part of Bruntwood's Circle Square letting strategy: Manchester Technology Centre is the ideal landing and incubation space for start-ups and small, new businesses. As businesses grow, they are then able to take up larger floorspace in Circle Square. Bruntwood has demonstrated the success of this model through the successful transition of Accenture and HPE from MTC to Circle Square over the past year.
- 3.72. Phase 3 comprises the land currently occupied by Manchester Technology Centre and the land running beneath the Mancunian Way. Bruntwood has delivered the first phase of development underneath Mancunian Way in the form of Hatch Phases 1 and 2. Hatch has successfully activated this previously dead space and created the conditions to further extend eastwards towards Upper Brook Street in the near future.

Circle Square – Responding to an evolving market

- 3.73. The speed of success at Phase 1 of Circle Square has exceeded expectations: demand for the serviced apartments and residential accommodation within Vita Student and Vita Living in buildings 5&6, 7&8, 10 and 11 exceeds supply; and the commercial buildings at No.1 and No.2 are fully let to high quality tenants, making a positive contribution to the knowledge economy with the Oxford Road Corridor. A range of new vibrant retail and leisure uses will start to activate the public spaces as they open over the coming months, activating Symphony Park and creating the vibrant mixed-use neighbourhood envisaged in the 2013 SRF.
- 3.74. Such is the success of the area that Bruntwood SciTech is now committed to delivering No.3 Circle Square on Plot 12 of the masterplan. Since the development on-site was approved, a number of structural changes to the commercial office market have emerged over the past 18 months, accelerated by the COVID crisis. In tandem with these market forces, Bruntwood has continued to evolve its own commercial office offer to meet changing occupier demands and the continual drive to enhance the customer experience by learning lessons from Phase 1 and their wider portfolio and international best-practice in knowledge-based working environments. These drivers to evolve the offer at Circle Square are summarised as follows:
- **Future of Work (Post-COVID):** The future of work is more focused around flexibility for tenants and customers, whilst creating spaces that encourage interaction and collaboration. The flexibility and change in workplace demands has been accelerated by the COVID pandemic, which has provided an opportunity to reflect on the evolving role of the workplace and what it should enable. Bruntwood has developed its workplace offering under Bruntwood Works which delivers exceptional workspaces for businesses of all sizes, from Grade A floorplates, to serviced offices and co-working lounges. What makes Bruntwood's approach unique is how they build communities and opportunities for their customers. This extends from working with their partners to provide specialist business support to creating office, retail and leisure environments. Bruntwood deliver a customer focused approach by developing and managing workspaces that are flexible, focus on well-being, and create opportunities for innovation, and meaningful communal interaction.
 - **Climate Change Emergency:** MCC declared a Climate Change emergency in November 2019 and have a target of achieving net zero carbon by 2038, with new development to reach zero carbon by 2028. This places a much greater strategic emphasis on the need for development proposals to pro-actively address net zero carbon targets, both through embodied and operational carbon reduction. Bruntwood's recent experience is that customers, organisations and businesses are now demanding low and zero carbon development and this is only going to increase with the growing importance of global warming on an international scale.
 - **ID Manchester:** Bruntwood SciTech has been selected as the University of Manchester's partner to deliver ID Manchester. The vision for ID Manchester is to create a platform which accelerates growth, partnership and collaboration, where businesses can co-locate with similar businesses and be close to key talent pools and knowledge hubs. ID Manchester will deliver a new mixed-use city centre neighbourhood that will form a new exemplar for innovation districts and urban renewal. ID Manchester will be a transformational project for Bruntwood and for the City of Manchester. Its delivery will mean that Circle Square sits within a much larger ecosystem of commercially-led mixed use development within Bruntwood's Corridor Manchester portfolio, which also includes Manchester Science Park. Spatially, ID

Manchester is located immediately to the east of Circle Square, the Masterplan area, and so this creates new exciting opportunities to create key linkages and connections with the emerging innovation district.

- **Lessons learnt from Phase 1** – 11 plots of the masterplan have been delivered concurrently as part of Phase 1 over an intensive redevelopment programme over the past 5 years. The successful commercial lettings have given Bruntwood fantastic insight into what aspects of the offer are attractive to prospective tenants and where the offer can be further enhanced. This is combined with Bruntwood's wider portfolio experience, including at Manchester Science Park where they are delivering innovative new office space in developments such as the Base Building.

Revised Masterplan

- 3.75. As discussed, Manchester Technology Centre is to remain in its current form in the short to medium term. As such the landscape strategy and Masterplan has been amended to reflect this. The below images identify the original Masterplan; the short term masterplan - including No. 3 Circle Square as per this application; and the final masterplan - Phase 3, to include the redevelopment of Manchester Technology Centre.



- 3.76. The final phase of the 2015 Circle Square masterplan incorporates the land currently comprising Manchester Technology Centre. As discussed, Bruntwood SciTech has since established Manchester Technology Centre as a successful incubation and start-up space, forming an important component of the commercial ecosystem in and around Circle Square. Whilst the revised 2022 masterplan has evolved to accommodate Manchester Technology Centre in the medium-long term, it has also been future proofed so as to maximise the long-term development potential of the site. These plans show the potential for a revised Phase 3 layout, accommodating a large footprint office building on Oxford Road (1A), a new flexible pavilion structure to activate the green space (1B), and a further enlarged public realm (1C). Detailed proposals for these areas do not form part of this application and are shown indicatively only.

Contribution to the Strategic, Economic and Regeneration Objectives

- 3.77. The Proposed Development is designed specifically to deliver on the vision set out in the Circle Square SRF and masterplan. In doing so, it contributes to Manchester City Council's economic, regeneration and strategic objectives through a number of different socio-economic benefits, including:

- The development will comprise the next phase of regeneration of the Circle Square Masterplan, building on the progress on Phase 1 achieved since 2015, towards achieving employment led regeneration of this key strategic site.
- The proposed building will be a gateway into the Circle Square creating a link between Oxford Road and Princess Street. Enhancements to Newman Street will integrate surrounding streets and communities via Princess Street into Circle Square. This will provide access to all the opportunities that the area will deliver.

- The development will meet an identified need for high quality commercial development within the City Centre.
- The target for the City to generate up to 42,600 jobs to the Manchester economy, taking the total employment level towards 430,000 by 2034 is a significant challenge and requires an integrated, strategic and efficient use of the land resources available. The Circle Square Masterplan will contribute a significant proportion to the forecast employment growth, generating up to 11,500 direct new FTE jobs.
- The Proposed Development will provide a range of opportunities across a variety of skill levels and occupations, contributing to the inclusive growth ambitions set out within the Our Manchester Strategy, whilst providing a greater number of jobs in a highly sustainable location.
- Assuming the office space and ground floor commercial areas of the Proposed Development are fully occupied, it is anticipated to support approximately 2,200 direct FTE jobs.
- Retail, commercial and ancillary uses at the lower floors will encourage activity and vitality to the area and provide natural surveillance to the wider area
- A Local Labour Agreement will ensure that the proposals will create opportunities for Manchester's residents, retaining graduates and allowing further investment in this part of the City.
- The Circle Square Masterplan and the Proposed Development is geographically located to maximise the opportunities afforded by the economic and regeneration context. A significant quantum of new floorspace, public realm and associated environmental improvements in a highly sustainable location has the opportunity to further the catalytic effect of development at Circle Square and Corridor Manchester to help create a hub of commercial and knowledge based activity in this part of the City Centre

4. Proposed Development

- 4.1. This section details the Proposed Development including the description of the development and should be read in conjunction with the Plans and Design and Access Statement prepared by Bridge Architects and submitted to support this application.

The Proposed Development

- 4.2. The Proposed Development comprises a 15 storey office building with ground floor commercial units and new area of public open space and bin store.
- 4.3. The formal description of development is as follows:

Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, refuse store and other associated works

Use and Amount

- 4.4. The Proposed Development will comprise of a 15 storey commercial office building with a rooftop lounge and terrace for use by the office occupiers.
- 4.5. The Ground Floor will provide the entrance to the office uses above, as well as a number of commercial retail / leisure units. The reception space is intended to be connected with the food and beverage unit to create a flexible, integrated space throughout the Ground Floor, creating a more active and interesting space.
- 4.6. The quantum of development is set out in Table 4.1.

Table 4.1 Quantum of Proposed Development

Description	Area / Number
Site Area	0.964 ha
Floorspace (Use Class E)	33,238 sq. m GIA 36,448 sq. m GEA including 962 sq. m (NIA) of flexible commercial space
External Roof Terraces	268 sq. m
Cycle Parking	122 internal cycle parking spaces, 30 visitor external cycle parking spaces
Car Parking	0 - Car Free Development

Scale and Massing

- 4.7. The scale and urban grain of the surrounding context has strongly influenced the design approach of the Masterplan. The Circle Square Masterplan endorsed by the Council's Executive Committee in 2015 identifies the Site for a 305,000 sq. ft office building comprising a single extruded form across the footprint of the Plot 12.

- 4.8. The Client Brief was to deliver a high quality office building on the Site that could provide modern, flexible floorplates of approximately 24-25,000 sq. ft that would meet the requirements of modern business users in the Applicant's target sectors, in-line with the endorsed SRF and Circle Square masterplan and delivery strategy.
- 4.9. An options appraisal was undertaken to determine the optimum massing for the building that delivered on these objectives, integrated with the existing and emerging urban form and took cognisance of adjacent land uses. This options appraisal is detailed in the submitted D&A.
- 4.10. The proposed massing takes in both Plot 12 and the eastern part of Plot 13 of the 2015 Circle Square masterplan. The building footprint extends XXm west from that of the extant Plot 12 consent. The number of storeys unchanged at 15-storeys, albeit the height of the building is increased by XXm as a consequence of the structural strategy for the building.
- 4.11. The massing of the proposed building is established by the principles set out in the Circle Square Masterplan and the Extant Consent. However, the building footprint has been extended to include Plot 13, and whilst the number of storeys remains the same as the Extant Consent there is a nominal overall increase in building height.
- 4.12. The Proposed Development comprises a 15 storey building providing 36,448 sq. m GEA of floorspace including 962 sq. m (NIA) of flexible commercial space. The simple form is reflective of the wider masterplan and delivers large, flexible open floorplan office space to meet market demand.

Layout and Orientation

Ground Floor

- 4.13. The ground floor layout takes advantage of the building's location within the masterplan and the opportunity to become a gateway building to the Circle Square development. The main aim of the ground floor layout is to also avoid a back to the building by including active uses on all four facades and encouraging natural surveillance.
- 4.14. The main entrance to the building is located on Newman Street which sits proudly on the north west corner of the building. It is visually prominent as the termination of the end of the Medlock Place walk, and is legible from both Princess Street and Symphony Park. This entrance is oriented towards Symphony Park and the new Symphony Gardens and is served by two revolving doors and accessible pass door. These provide access to a reception area with a 'host station'.
- 4.15. The ground floor has been conceived with the intent to maximise active frontages towards Newman Street (North), Hawkshaw Street (West) and Princess Street (East). The extended building footprint from the extant consent on-site provides the opportunity to rationalise routes through the site and create a larger area off new public realm between the building and MTC.
- 4.16. The Proposed Development will provide a total of 962 sq. m (NIA) for the ground floor commercial uses across three units. Two large commercial units front onto Newman Street on the northern face and north east corner, to address both Princess Street and the wider masterplan and highlight this corner as a gateway into Circle Square. The third commercial unit is located on the south western corner of the ground floor fronting Hawkshaw Sheet. There is an entrance to the unit on the southern frontage, to bring activity to this route.
- 4.17. These retail units will have dedicated entrances off Newman Street, with level thresholds. The café/restaurant unit fronting Symphony Gardens will also have its own dedicated entrance, and internal connection with the reception area.
- 4.18. The cycle hub is also located on the eastern side of the building with a glazed façade and provides a legible entrance to Circle Square from Princess Street to further encourage activity and movement through this route and avoid a dead frontage to the back of the building.
- 4.19. No loading bay is provided - general servicing and vehicle access will be via Cloak Street.
- 4.20. External double door access is provided to the refuse stores, plant areas and substation at ground floor level off Cloak Street.

Upper Floors

- 4.21. The first to thirteenth floors comprise conventional office accommodation capable of subdivision into a maximum of two suites.
- 4.22. These will provide open plan shell and core layouts, which are flexible to adapt a variety of tenant layouts and structures if needed. Each floor provides a floorplate of approx. 21,603 sq. ft (2,007 sq.) (NIA). The floorplate layout has been designed to allow subdivision of floors and levels within the building should it be required by future tenants.
- 4.23. All floors will include common WC unisex superloo provision, with 2 fully accessible WC's to all typical upper floor levels.

Amenity Level / Roof

- 4.24. The fourteenth floor includes a variety of amenity spaces including refreshment station/bar, lounge areas, informal meeting spaces, touch down desks, meeting rooms, an event space with dedicated re-heat kitchen as well as two outdoor terraces and plant spaces.
- 4.25. The roof terrace and lounge / workspace are located on the north east and north west corners of the roof, allowing tenants to take advantage of the views looking west into the Circle Square development and east towards Piccadilly Station.
- 4.26. The roof terrace will include a planting scheme that will include a mixture of planting using native species, helping to maximise the provision of green infrastructure within the building.

Access

- 4.27. Circle Square is well served by two arterial roads to its east and west, Princess Street and Oxford Road. These both extend into the heart of the city centre to the north, and to the south, to a number of suburban areas serving the city. Princess Street also gives access into the Mancunian Way via slip roads to the south of the Masterplan Site.
- 4.28. Pedestrian access into the Proposed Development will be via the main entrance from the north-west corner of the building from Newman Street. Each ground floor commercial unit is accessed from street level.
- 4.29. Cyclists would gain access to the cycle store from Princess Street.
- 4.30. Cloak Street will be reinstated as a servicing route and deliveries will take place from here.

External Appearance and Materials

- 4.31. The architectural approach to the overall development has sought to create a definite character that is specific not only to the Site, the Circle Square Masterplan and to the city as a whole. It draws on Manchester's heritage with contemporary elements.
- 4.32. The material choice is true to the Circle Square Masterplan Placemaking Document, approved under the Phase 1A planning permission, which captures the character of grand commercial blocks in terms of scale and materiality.
- 4.33. In line with this document, the Proposed Development is for an individual building that sits symbiotically with the material character of the entire masterplan, using a similar language with emphasis on vertical proportion and the use of the base, middle and top of the building.
- 4.34. The design response to the site is heavily influenced by its locale. The predominance of brick architecture in the city centre in both historic and contemporary buildings provide the city with a strong visual identity. Other local features characterise the city including its famous industrial brick mills and warehouses with their repetitive window fenestration patterns. In addition, the city's many bridges and railway viaducts of repeated arches define key routes into and around the city.
- 4.35. In response to the site location in Manchester, and the adjacent brick Multi-Storey Car Park, a high quality, long-format red brick is proposed as the main material for the design.

- 4.36. The building is conceived as long-format brick in a red brick tone with punched openings and grand brick arches to the ground floor. To the upper floors there is a regular pattern of punched window openings set in deep reveals.
- 4.37. A monolithic approach to use of a brick has been taken, whereby the massing has been carved out to form the entrance, arches, roof terraces and ground floor opening. Additional visual detail is provided through soldier courses, perforation to the brick ventilation recesses and sections of projected brick relief pattern.
- 4.38. The arches to the ground floor distinguish the main entrance, office reception and spaces associated with the office functions. The rectangular openings to the ground floor mark the retail units and more functional back of house areas.
- 4.39. Continuing the thread of a monolithic approach to the brick massing, windows have been punched-out from the façade in a repeated manner, reminiscent of Manchester’s warehouse architecture.

Public Realm

- 4.40. The Proposed Development will deliver an extensive area of public space to be known as Symphony Gardens that is located at the western part of the Site. As opposed to Symphony Park, the gardens have been designed to create a much more informal and intimate space for users to enjoy.
- 4.41. Symphony Gardens will transform Circle Square by delivering a new, large public realm area to the south. The gardens will include new, high quality paving, trees and greenery to create a more softer space whilst improving the overall levels of biodiversity.
- 4.42. The new public realm will also include spill out spaces from the commercial units at No.3 Circle Square on Newman Street, allowing customers to enjoy the tranquility offered by the greenery.
- 4.43. As discussed in Section 3, Manchester Technology Centre is to remain in its current form in the short to medium term. The landscape proposals have been designed to accommodate this.

Car and Cycle Parking

- 4.44. As a reflection of the highly accessible nature of the Site, and due the availability of car parking spaces within the 1,100-space Multi-Storey Car Park (MSCP) adjacent to the Site, it is proposed that no on-site car parking will be provided as the MSCP will address any parking requirements of the offices. Bruntwood staff who currently park adjacent to Manchester Technology Centre and under the Mancunian Way will be encouraged to use alternative modes of transport or to park in the MCSP if necessary.
- 4.45. In order to encourage individuals to travel by more sustainable modes of travel, the Proposed Development will include a total of 122 cycle parking spaces that will be provided in the secure cycle store, in the form of two-tier racks (Sheffield stands) with electric bike charging points, and wall-hung racks. There will also be a repair station and pump within the cycle store, and lockers, showers, and changing rooms located at the mezzanine level of the building.
- 4.46. Additionally, there are short-stay spaces integrated into the landscaping strategy of the building, in the form of 15 Sheffield stands in total (30 spaces) at the northern and western perimeter of the building.
- 4.47. Furthermore, the highly sustainable location of the building means that it is envisaged that the majority of people will travel by sustainable modes of transport.

Servicing and Waste

- 4.48. A Waste Management Strategy is submitted in support of this application which sets out that the proposals include 3 independent waste stores at the ground floor level for each of the separate uses (office, Food & Beverage off reception, and retail). The size of the bin stores has been determined accordingly whilst consideration to segregation and recycling has been given. The containers for the general waste and recycling streams would be a combination of 1,100 l Eurobins, 660 l bins, and 240 l bins. The collection would be undertaken by a private company, and the frequency has been calculated to be 5 times a week for all of the uses.
- 4.49. The Extant Consent envisaged service vehicles and refuse vehicles travelling through the neighbouring Multi-Storey Car Park (MSCP) at the south of the building (entering via the A34 Brook Street) and then heading north along the western edge of the Site, towards Newman Street. Vehicles then either had the option of

traveling ahead to the northern part of Circle Square or turning right onto Brancaster Road and then exiting onto the A34 Princess Street.

- 4.50. The Proposed Development includes a significant new public garden space to the west of the building, as a result, vehicular access to Newman Street, and areas of Circle Square to the north of the Site, from the west of the Site will be restricted as part of the proposed scheme.
- 4.51. A new access road is therefore envisaged immediately to the south of the Site, broadly following the former alignment of Cloak Street (which was stopped up to accommodate construction vehicle access for the wider Circle Square site). This would be a one-way service road for a very low volume of service and refuse vehicles. All vehicles would exit onto the A34 Princess Street from Cloak Street, which would be reinstated as part of the Proposed Development.
- 4.52. Additionally, a new outdoor bin store, with space for c. 30 no. 1,100 L Eurobins, is to be provided under the Mancunian Way which will serve as central bin store for the Bruntwood element of Circle Square. This space is proposed as a back-of-house area for Circle Square, housing extra bins, car parking for maintenance staff container storage area serving as a loading area, with a vehicular turning circle for use if necessary. A 11.2m large refuse vehicle can safely access and egress from this space in forward gear.
- 4.53. The bin store is proposed to allow for a more efficient and coordinated waste management strategy for the Bruntwood element of Circle Square and will prevent refuse vehicles being sat within the public realm throughout the day. The provision of a managed bin store would provide a single point, in a discrete back of house location, for waste to be collected. Bins would remain within the relevant building until full, it would be the responsibility of the building management team to move the bins to the bin store throughout the day as necessary, with waste being collected from a single point under the Mancunian Way.

Safety and Security

- 4.54. Greater Manchester Police (GMP) Design for Security has been consulted as part of the application process and a Crime Impact Statement submitted with the planning application.
- 4.55. The statement concludes that the scheme has been very well designed from a crime prevention perspective and will add activity and interest to this emerging area of the city. Notable design aspects that improve the safety and security of the scheme include:
- The glazed facades which support surveillance of the public realm and emit a greater level of artificial light onto the surrounding public realm making it feel safer to walk through at night.
 - The main entrance to the building will be concentrated on the most prominent Newman Road elevation.
 - The generous lobby space will facilitate surveillance of the public space by staff employed within the reception area.
 - Access controls will be installed to restrict access into the office floors of the development to staff and their authorised visitors.
 - Cycle parking and changing facilities have been provided in a secure area within the building.

Delivery Programme

- 4.56. Subject to planning permission being granted, construction of the Proposed Development will commence with initial works in late 2022, with an anticipated completion date of late 2024.

5. Planning Policy Framework

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

5.2. This Chapter details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC’s Strategic objectives.

5.3. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within this Chapter 8 of this Statement.

Local Development Plan

5.4. The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. To date only the Core Strategy DPD has been adopted by MCC. Within this context, the Development Plan comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan (1995);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

Material Considerations

5.5. The following published policy, executive reports and guidance documents are of material considerations relevant to the Proposed Development:

- National Planning Policy and Guidance:
 - National Planning Policy Framework (NPPF) 2021;
 - Planning Practice Guidance (PPG); and
 - National Design Guide.
- The following regional and local planning guidance documents also comprise important material considerations in the determination of the application:
 - Our Manchester Strategy 2016-2025;
 - Draft Places for Everyone (2021);
 - Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015);
 - Climate Change Emergency and Playing Our Full Part on Climate Change (2018);
 - Manchester Climate Change Framework: 2020-2025 (2020);
 - Manchester’s Green and Blue Infrastructure Strategy (2015);
 - City Centre Transport Strategy (2021);
 - Design for Access 2 (2003);
 - GD04 Waste Storage and Collection Guidance for New Developments (2017);
 - Corridor Manchester’s Strategic Vision to 2025;

- Former BBC Site – Strategic Regeneration Framework (2013) (See Section 3);
- Former BBC Site – Planning Framework April 2015 (Executive Report) (See Section 3); and
- Former BBC Site - Delivery Strategy and Phasing Plan 2015 (Executive Report) (See Section 3).

Adopted Manchester Local Development Plan

Manchester Core Strategy (2012)

- 5.6. The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

Saved Policies of the Unitary Development Plan (1995)

- 5.7. The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

National Planning Policy and Guidance

National Planning Policy Framework

- 5.8. The NPPF (revised version published July 2021), articulates the Government's drive to ensure new developments are 'beautiful' through the use of Design Codes and the provision of street trees.
- 5.9. At the heart of the 2021 revised NPPF lies the 'presumption' in favour of sustainable development; the golden thread running through plan-making and decision taking (paragraph 11). The NPPF notes there are three dimensions to sustainable development; economic, social and environmental. These dimensions are considered to be mutually dependent with the NPPF, in its entirety, defining sustainable development.
- 5.10. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating well-designed, beautiful and safe places, with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.
- 5.11. The NPPF states that 'the purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their needs. It goes on to state that at a similarly high level, members of the United Nations – including the United Kingdom – have 36 agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.
- 5.12. The sections which hold the most pertinence to the proposals are discussed in the following paragraphs. The NPPF, however, has been considered throughout the full assessment, including the technical reports prepared for this application.
- 5.13. Section 6 (paragraphs 81 to 85) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive. Local planning authorities should support existing business sectors, and foster innovation in these sectors to address the challenges of the future including being flexible enough to accommodate new and flexible working practices.
- 5.14. Section 11 (paragraphs 119 to 125) is titled 'Making effective use of land'. It sets out that planning policies and decisions should promote the effective use of land to meet the need for homes and other uses. In particular it states that substantial weight to the use of brownfield land, as well as ensuring developments make efficient use of the land. As part of this it notes that a flexible approach daylight and sunlight in high density areas, so long as acceptable living standards are maintained. 5.16. Section 12 (paragraphs 126 to 136) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating

high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:

- Add to the overall quality of the area and function well over the lifetime of the development.
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Be 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).
- Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the Site, create and sustain an appropriate mix of uses.
- Create safe, inclusive and accessible environments which promote health and well-being.

National Planning Practice Guidance

- 5.15. The National Planning Practice Guidance (NPPG) was published in March 2014 and is regularly updated. The NPPG sets out advice, information and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.
- 5.16. The NPPG stresses the importance of good design and that planning should drive up standards across all forms of development. As a core planning principle plan makers and decision takers should always seek to 37 ensure high quality design through creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the need of future generations.
- 5.17. The NPPG references pre-application discussions, DAS and Design Reviews as some of the methods that can be used to achieve good design.
- 5.18. The NPPG also sets out processes and expectations on pre-application discussions. The NPPG sets out that pre-application engagement offers significant potential to improve both the efficiency and effectiveness of the planning system and improve the quality of planning applications and their likelihood of success.

National Design Guide

- 5.19. The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the governments planning practice guidance and was created to outline key characteristics that make well-designed places.
- 5.20. There are 10 characteristics of well-designed places within the National Design Guide and these are listed below:
- Context – enhances the surroundings
 - Identity – attractive and distinctive
 - Built form – a coherent pattern of development
 - Movement – accessible and easy to move around
 - Nature – enhanced and optimised
 - Public Spaces – safe, social and inclusive
 - Uses – mixed and integrated
 - Homes and buildings – functional, healthy and sustainable
 - Resources – efficient and resilient
 - Lifespan – made to last

Local Supplementary Planning Documents and Guidance

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

- 5.21. The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of

creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

- 5.22. In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.
- 5.23. The documents reflect and provide guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development that is anticipated in Manchester.

Our Manchester Strategy 2016-2025

- 5.24. The Our Manchester Strategy 2016-25 was published by MCC in January 2016 and sets the ambitions for the City for the next decade. The Strategy sets out a vision for Manchester to be in the top flight of world-class cities by 2025, when the City will:
- 5.25. Have a competitive, dynamic and sustainable economy that draws on our 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.
- 5.26. The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.
- 5.27. The ‘Our Manchester’ approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City’s communities.

Places For Everyone 2021 (Draft)

- 5.28. The Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan Publication Plan, was considered at the Places for Everyone Joint Committee on July 20, 2021 and was subsequently approved by each of the nine districts for publication.
- 5.29. The plan has been submitted to the Secretary of State for examination on 14 February 2022 together with all the supporting documents, background evidence, and representations received during the final stage of public consultation. It should be noted that no Modifications were considered necessary prior to Submission, therefore the Submission Plan remains unchanged from that published under Regulation 19 in August 2021. Independent Inspectors will now be appointed to undertake an independent examination into the plan.
- 5.30. Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts.
- 5.31. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It will also ensure all new developments are sustainably integrated into Greater Manchester’s transport network or supported by new infrastructure.
- 5.32. The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014, and has been informed by the feedback received from residents, businesses and the development industry to previous consultations on that Plan. The nine districts decided to continue to produce a joint plan following the withdrawal of Stockport Council from the Greater Manchester Spatial Framework.

- 5.33. The Places for Everyone Joint Development Plan was subject to a final stage of consultation which commenced on 9 August 2021 and ran for 8 weeks, ending on 3 October 2021. The consultation was on whether the plan meets the ‘test of soundness’. The plan is currently at Publication Stage, whereby following the final stage of consultation analysis is currently being undertaken following the consultation period, in preparation for the examination in public. The plan will be submitted to the Secretary of State for Examination. The examination phase is expected to take place in January 2022, with the publication of the final plan anticipated for 2023.
- 5.34. Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stages of preparation; the extent of unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to this Framework. Whilst the Places for Everyone Joint Development Plan is not adopted it is at the final stage of consultation and so it is considered to carry some weight in the determination of planning applications.
- 5.35. The Places for Everyone Joint Development Plan sets out 10 strategic objectives:
1. Meeting our housing need.
 2. Create neighbourhoods of choice.
 3. Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.
 4. Maximise the potential arising from our national and international assets.
 5. Reduce inequalities and improve prosperity.
 6. Promote the sustainable movement of people, goods and information.
 7. Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.
 8. Improve the quality of our natural environment and access to green spaces.
 9. Ensure access to physical and social infrastructure.
 10. Promote the health and wellbeing of communities.

Climate Change Emergency and Playing Our Full Part on Climate Change (2018)

- 5.36. Ecosystems play an important role in regulating climate. They currently absorb roughly half of manmade carbon emissions. Biodiversity and ecosystem services help to adapt to and mitigate climate change. They are therefore a crucial part of the effort to combat climate change. Healthy ecosystems are more resilient to climate change and so more able to maintain the supply of ecosystem services on which our prosperity and wellbeing depend. The underlying principle of green infrastructure is that the same area of land can frequently offer multiple benefits if its ecosystems are healthy.
- 5.37. There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 5.38. In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency’s (MCCA) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester.
- 5.39. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as “likely” to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- 5.40. A draft Manchester Zero Carbon Framework has been developed which sets out the City’s overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.

- 5.41. Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.
- 5.42. The Climate Change and Low Emissions Implementation Plan (2016-2020) is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps that will be taken to become energy-efficient, and investing in the natural environment to respond to climate change and to improve quality of life. It builds upon existing work and sets out priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality.
- 5.43. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue is an integral part of council decision-making – making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038 in mind. Whilst not formally translated into changes to planning policy yet, it further strengthens the emerging Manchester Zero Carbon Framework.
- 5.44. An update on Manchester Climate Change was discussed at the MCC Executive on 12 February 2020. The report provides an update on the Tyndall Centre for Climate Change Research review of targets and an update on the development of a City-wide Manchester Climate Change Framework 2020-25. The Manchester Climate Change Framework 2020-25 is scheduled for publication on 28 February 2020, and the MCC Executive formally adopted the framework on 11 March 2020.

Manchester Zero Carbon Framework: Playing Our Part on Climate Change (2020)

- 5.45. There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 5.46. The Climate Change and Low Emissions Implementation Plan (2016-2020) is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps that will be taken to become energy-efficient and investing in the natural environment to respond to climate change and to improve quality of life. It builds upon existing work and sets out priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality.
- 5.47. In November 2018, MCC made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester.
- 5.48. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as "likely" to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- 5.49. On 13th March 2019, MCC fully endorsed the Zero Carbon Framework 2020-2038, outlining how Manchester can meet its aim to being a zero carbon city by 2038. Building from this, on 10 July 2019, MCC debated a motion to declare a Climate Emergency, declaring that climate change is a serious risk to Manchester's future. The Council committed to embedding the issue as an integral part of council decision-making, making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038 in mind.
- 5.50. Areas for action in the Manchester Zero Carbon Framework (2020-2038) Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well- 41 connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.

- 5.51. Following this commitment, the Council's Executive endorsed the Manchester Climate Change Framework 2020-2025 in March 2020 which has been produced by the Manchester Climate Change Partnership and Agency. Within this, all developments where the Council has additional influence, for example as a client / end-user, landowner or development partner, all new development will need to be zero carbon from 2025 at the latest, when the new Manchester Local Plan is expected to become operational and is expected to become a policy requirement.
- 5.52. In addition, the Council developed a Climate Change Action Plan 2020-2025 to ensure that all aspects of the Climate Emergency Declaration were converted into clear actions with tonnes of CO2 savings included where applicable. The Plan builds on over a decade of previous activity which has seen the Council's direct CO2 emissions reduce by 54.7% between 2009/10 and 2019/20.
- 5.53. In August 2021 the Manchester Climate Change Partnership adopted and endorsed a roadmap to net zero carbon for new buildings within Manchester. The Partnership is a task force made up of private, public and third sector representatives and has been developed collaboratively with MCC. The roadmap sets out that all new buildings in the City should be net zero carbon from 2023. Whilst the roadmap is not planning policy, it has been indicated by MCC that the roadmap may be considered as part of the new Local Plan.

Manchester's Green and Blue Infrastructure Strategy (2015)

- 5.54. MCC recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.
- 5.55. The vision for green and blue infrastructure in Manchester is that 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 green spaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with 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.
- 5.56. Manchester's Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality of life people expect and enhancing the City's global image as a place in which to live, work and invest. A summary of how the Proposed Development responds to the strategy is provided in Appendix A of this Statement.

City Centre Transport Strategy (2021)

- 5.57. A City Transport Strategy to 2040 was endorsed by MCC's Executive on 17 March 2021 and Salford City Council's Regeneration Committee on 22 March, before being fully ratified by the Greater Manchester Combined Authority on 26 March 2021.
- 5.58. The strategy presents an overarching vision for a well-connected, zero-carbon city centre at the heart of the North, offering our residents, employees and visitors a great place to work, live in and visit. In order to achieve this, seven ambitions are set out:
- Ambition 1: Walking is the main way of getting around the city centre
 - Ambition 2: The city centre is cleaner and less congested
 - Ambition 3: more people choose to cycle to destinations within the city centre
 - Ambition 4: The city centre benefits from better public transport connections
 - Ambition 5: Parking in the city centre is smarter and integrated with other modes
 - Ambition 6: Goods are moved and delivered sustainably and efficiently into and within the city centre
 - Ambition 7: Innovation is embraced where it benefits the city centre and its users.

- 5.59. As part of the Transport Strategy, The 'City Centre Triangle' has been proposed as a strategic intervention that builds on temporary road closures introduced in response to the COVID-19 pandemic and the Northern Quarter Bee Network scheme. After securing funding, this intervention will consider some of the remaining links in the City Centre Triangle, particularly on Deansgate, Liverpool Road, Aytoun Street and Whitworth Street to provide Network standard infrastructure that connects the heart of the City Centre.
- 5.60. It is also recognised that the amount of Metrolink and train journeys made into the city centre at peak hours will almost double by 2030. Measures and improvements are proposed to both systems in order to alleviate congestion and increase the capacity of the network.
- 5.61. In September 2021, Greater Manchester have asked government to back early delivery of a London-style public transport system for the city-region. As part of the vision, which requires an initial £1.4 billion of funding from national government, Greater Manchester will deliver significant investment in transport facilities. This is considered integral to the infrastructure required to create the Bee Network, creating vital new connections between towns, high streets and communities, fast orbital bus routes, new and improved stations and high-quality cycling and walking routes. The target for this initiative is to be in place by 2024.

Design for Access 2

- 5.62. The Design for Access 2 Manual was published in January 2003, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community based issues.
- 5.63. 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. However, this should also be balanced against new guidance and give consideration of buildings regulations.
- 5.64. Information of how the Proposed Development has been designed to respond to the requirements of Design for Access 2 is contained within the DAS submitted in support of this planning application.

Corridor Manchester's Strategic Vision to 2025

- 5.65. Circle Square sits within Corridor Manchester area of Manchester City Centre, which is subject to the Corridor Manchester Strategic Vision to 2025. The document sets out MCC's vision for Corridor Manchester over the next 10 years to maximise the opportunities provided by the economic momentum of the city to drive economic growth.

Summary

- 5.66. The relevant parts of the Development Plan and all material considerations identified above have been considered in the preparation of the Proposed Development, alongside site specific considerations. The specific policies and guidance contained within the above documents are assessed in detail in the next Section of this Planning Statement with reference to the submitted ES and other technical reports prepared in support of the planning application.

6. Consideration of Proposed Development

- 6.1. This Section assesses the Proposed Development against the policies in the Development Plan in relation to the key planning considerations of relevance to this application.
- 6.2. Where material considerations provide additional requirements or detail to the policies of the Development Plan that merit discussion these are considered.

Principle of Development

Policy and Guidance

- 6.3. Core Strategy Policy SP1 sets out that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity. Additionally, Core Strategy Policy SP1 states that all development should have regard to the issues and strategy for each regeneration area as described in the Strategic Regeneration Frameworks.
- 6.4. Core Strategy Policy EC1 states that Manchester City Centre is a key location for the most significant employment generating uses. Core Strategy Policy EC1 requires details of Local Employment Agreements should contain a commitment to work with the Work Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.
- 6.5. Core Strategy Policy EC3 states that employment generating uses including offices and other commercial development will be encouraged in the Regional Centre providing the development is well connected by sustainable transport to both the wider city and surrounding residential areas, and where the scale and type of office does not undermine employment in the City Centre.
- 6.6. Core Strategy Policy EC8 states that Manchester City Centre is expected to deliver approximately 14ha of employment land and that the Plan promotes development which has regard to ensuring employment within Central Manchester complements those uses.
- 6.7. Core Strategy Policy CC1 supports high density offices and states that the Council will give particular encouragement and support for these uses in the City Centre.
- 6.8. Core Strategy Policy CC8 identifies 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 this will generally be supported.
- 6.9. Policy JP-Strat 1 of the Places for Everyone Draft highlights the economic role of the Core Growth Area and encourages sustainable development to support major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.
- 6.10. Policy JP-Strat 2 of the Places for Everyone Draft identifies that over the plan period 2020-2037 the City Centre will accommodate around 2,200,000 sqm of office floorspace.
- 6.11. The NPPF sets out policies relating to building a strong, competitive economy:
- Section 6 (Paragraphs 81 to 83) emphasises the Government's commitment to securing economic growth, and that significant weight should be placed on the need to support it through the planning system.
 - Paragraphs 81 and 82 state that the Government is seeking to ensure that the planning system does everything possible to support sustainable economic growth, and local planning authorities should plan proactively.

- In particular, it identifies the need for local planning authorities to support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.
- 6.12. The Corridor Manchester Strategic Vision to 2025 is for this area to be:
- “Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”*
- 6.13. The 2025 Vision for Corridor Manchester is that there will be an additional 14,000 jobs in the area, potentially rising to 20,000 new jobs should investment opportunities be realised.
- 6.14. The Former BBC Site SRF (2013) sets out the vision and key design principles for development on the Site. As referenced in Section 2, the vision is:
- “To create a high quality, commercially-led mixed use development which maximises The Site’s employment generation in a manner that contributes to the City’s knowledge economy and in doing so leverages The Site’s location within the Corridor, proximity to major institutions and exceptional accessibility by a range of means of transport. In order to support this principal use of The Site, its redevelopment must create an environment that is sustainable, distinctive, vibrant, incorporates well-designed and managed public realm/ civic spaces, and which is fully integrated into the wider neighbourhood.”*
- 6.15. The 2015 Endorsed Masterplan and Delivery Strategy provide further detail on the development proposed in the Masterplan, including setting out that the Site will accommodate commercial development of circa 305,000 sq. ft.

Compliance of the Proposed Development

- 6.16. The Proposed Development comprises a high density, modern, flexible Grade A office development designed specifically to meet current market demand and contribute to the commercial destination being created at Circle Square. It will transform a vacant site to complete Phase 2 of the Circle Square regeneration area.
- 6.17. The Proposed Development fully complies with Policies SP1, EC1, EC3 and EC8, CC1 and CC8, and the Site is suitable for office use, in line with the previously approved scheme. The Proposed Development will ensure that the city centre remains the focus of employment generating activities through job creation during both the construction and operational phase of development. The Proposed Development is positioned within a highly sustainable location and promotes high density development to maximise its contribution to the city’s economic development.
- 6.18. It will make a positive contribution towards building a strong economy. The Proposed Development will provide flexible Grade A office accommodation, which will be attractive to a range of occupiers within key growth sectors, thus making a contribution to the economic success of the City. It is anticipated to directly create circa 2,200 new FTE jobs once operational. During the construction stage the Proposed Development will create construction jobs for Manchester’s residents that will be secured through a Local Labour Agreement whilst local expenditure is expected to be high during this phase.
- 6.19. The Site also benefits from an Extant Consent (ref: 125451/FO/2019 (as amended), approved by Manchester City Council in February 2020 for a Ground Plus 14 storey office building with ground floor commercial units. This was also supported by an Environmental Statement and a suite of technical assessments that concluded that the proposal was acceptable and of an appropriate scale and massing. Together, this demonstrates the local planning authorities support for the principle of development at the Site.
- 6.20. The Proposed Development will make a significant contribution to the Council’s vision statement for both the Corridor and Circle Square, and positively responds to each of the key design principles of the SRF as detailed below.

Table 6.1: Compliance with Design Principles in the SRF

Development / Urban Design Principle of the 2013 SRF	The Site
Creating a high quality, predominantly commercial, sustainable landmark development, with a primary address and frontage facing onto and thereby reinforcing the Site's key frontages, along Oxford Road, Charles Street, Brancaster Road, the Mancunian Way and Upper Brook Street.	✓
Positively improving east west linkages across the Site, through the creation of a new east-west route alongside the Site of the current Manchester Technology Centre, connecting Oxford Road with Upper Brook Street in a way that has not been seen since before the construction of New Broadcasting House in the 1970s; as well as new east-west routes from Oxford Road into and through the Site connecting to Charles Street.	✓
Creating enhanced public pedestrian connections and active frontages along Charles Street and Brancaster Road.	✓
Providing a legible framework of linked public spaces	✓
Creating a positive response to the River Medlock frontage, with residential accommodation framing this asset.	✓
Providing active retail frontages onto Oxford Road and Charles Street to improve pedestrian amenities and promote east-west connections.	N/A
Access, parking and servicing will be given consideration to accord with the SRF objectives of reducing traffic along Oxford Road and promote a modal shift to increased use of public transport.	✓
Establishing a strong boulevard-like frontage to Oxford Road through creating a sense of scale, critical mass of activity, active uses and public spaces.	N/A
Placing proposed residential uses predominantly to the rear of the Site and adjacent to the River Medlock.	N/A
Creating a strong building line to Charles Street which addresses the townscape vacuum that currently exists, establishes activity at the ground floor and generates footfall.	N/A
North-south linkages also created to provide beneficial connections between Charles Street/Princess Street with the Universities on Oxford Road.	✓
Carefully sited food & drink uses and other nodes of activity to create attractive public spaces that maximise the opportunity for footfall and maximise the opportunity for footfall and enhance the character and vibrancy of the area.	✓
Accommodating car parking in a multi-level building, rather than surface car parking	✓
The Site does offer scope for landmark buildings potentially involving a building or buildings of scale (height). The design of such a building would have to be of the highest architectural quality and be designed to address the assessment criteria for tall buildings identified in English Heritage and CABI's Guidance on Tall Buildings.	✓

- 6.21. In support of the Corridor Manchester Strategic Vision to 2025, the Circle Square Masterplan provides the scale of development to have a catalytic effect on the rest of Corridor Manchester, creating a new community targeted at providing grow-on space for businesses in the knowledge economy; residential accommodation targeted at the young workforce that these companies will employ, academics, mature and foreign students; and a quality retail and leisure offer that is currently lacking from the area and is critical to the successful delivery of the commercially-led regeneration of his key site.
- 6.22. The Proposed Development through the provision of commercial offices will play a key role in supporting the wider commercial led use of the Masterplan and driving forward the comprehensive, commercial-led mixed use redevelopment of the wider Masterplan Site creating a number of socio-economic benefits as outlined in Section 3.

- 6.23. There is continued demand for Grade A office floorspace within Manchester City Centre, as outlined in Section 3 of this Statement. The delivery of premium office space in the city centre will contribute to the economic success of Manchester and the Greater Manchester Region. Furthermore, as companies are increasing their environmental awareness and corporate social responsibility, it is anticipated that the sustainability credentials of the building will be of significant appeal.

Scale, Massing and Density

Policy and Guidance

- 6.24. Core Strategy Policy DM1: Development Management states that: *“All development should have regard to the specific issues including:*
- *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.”*
- 6.25. Core Strategy Policy CC6: City Centre High Density Development sets out that:
- “City Centre development will generally be high-density [...] the appropriate scale, massing and height of development in the city centre will significantly exceed what is appropriate elsewhere in the City.”*
- 6.26. Saved UDP Policy DC6.2 C states:
- “Development will not be permitted unless the scale and design of the development is compatible with the character of buildings in the surrounding area”*
- 6.27. Core Strategy Policy EN2: Tall Buildings states that: “proposals for tall buildings will be supported 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.”
- 6.28. The adopted SRF identifies the site for commercially-led mixed-use development which maximises employment generating uses. The SRF highlights that Circle Square is:
- “viewed as a strategic employment location in the context of the GMS and Manchester Corridor and there will be significant opportunity cost if the site’s potential in this regard is not maximised through an employment-led development.”*
- 6.29. In endorsing the SRF on 24 July 2013, the Council’s Executive Report notes that:
- “An inability to maximise the enormous potential offered by the site would fundamentally damage ongoing efforts to improve the wider competitiveness and functionality of the city centre as a whole. Only by maximising these strategic opportunities when they present themselves is the City able to drive forward its growth agenda in years to come.”*
- 6.30. The Circle Square masterplan, endorsed by the City Council in April 2015, identifies the Site for a high-density office development of c.305,000 sq. ft in a circa 12-storey building.

Compliance of the Proposed Development

- 6.31. The scale, massing and density of the Proposed Development directly addresses Core Strategy Policy CC6, the vision and objectives of the SRF and the endorsed Circle Square masterplan.

- 6.32. The internal accommodation has been designed to meet modern occupiers' requirements that can compete and attract the highest quality tenants that will contribute to knowledge economy focussed ecosystem being created in and around Circle Square. This includes large, open column free floorplates that meet with current market requirements. In order to be a viable proposition as a speculative office development these are capable of sub-division to allow single occupancy or multiple tenants.
- 6.33. Consequently, a large footprint simply extruded office building is the most efficient and viable form of development. This is as envisaged in the endorsed masterplan. Notwithstanding, alternative forms of massing were considered through the design process as detailed in the planning submission.
- 6.34. The scale and massing of development is wholly in-keeping with the scale developed across Circle Square, and as can be expected within the ID Manchester development to the east when that emerges.
- 6.35. The Site also benefits from an extant consent (ref: 125451/FO/2019 (as amended), approved by Manchester City Council in February 2020 for 15 storey office building with ground floor commercial units. The Proposed Development is the same number of storeys as that previously approved on the site. The overall height is slightly increased, as a result of the revised structural approach. The increase in height is immaterial to appearance of the building or its impacts in terms of visual, amenity or microclimate.
- 6.36. The footprint of the building is larger than that previously approved, as the building now takes in part of Plot 13 which was identified for a hotel development in the original masterplan. The overall mass on this part of the masterplan will therefore be reduced, allowing for a larger, more meaningful area of public realm to be created in between the site and the retained MTC building. There is future opportunity to double the size of this public realm should MTC be removed in the future.
- 6.37. comprised of the same number of storeys and as such falls in line with the scale and density of what has already been approved by MCC.
- 6.38. The application is supported by a townscape and visual impact assessment, prepared by Planit-IE, which concludes that the Proposed Development once completed will have a beneficial impact on the townscape. There are predicted to be significant beneficial effects during the operational phase for movement and linkages, public open space and site character. The current assessment therefore predicts a substantial improvement to public open space as a result of the Proposed Development due to the inclusion of Symphony Gardens. In terms of visual effects, the Proposed Development once completed create a beneficial effect.
- 6.39. The Proposed Development will symbolise the final stages of regeneration within the Circle Square development. Redevelopment of the Site will involve revitalisation and reuse of an area which is currently visually very poor and detracts from the wider Circle Square masterplan area.
- 6.40. A Tall Building Statement is provided in Section 7 of this Planning Supporting Statement.
- 6.41. The scale, massing and density of development is therefore wholly compliant with policy and directly addresses the Council's objectives for the Site as identified within the Circle Square masterplan.

Design and Appearance

Policy and Guidance

- 6.42. A commitment to good design which takes full cognisance of the site's setting and character runs through national and local planning policy and guidance.
- 6.43. Core Strategy Policy SP1 requires that all development make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.
- 6.44. Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; and to impact on the surrounding areas in terms of the design, scale and appearance.
- 6.45. Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.

- 6.46. Policy CC9 Design and Heritage outlines that development in the City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 6.47. Policy EC8 Central Manchester outlines that the Council will promote development that has regard to design opportunities offered by key transport infrastructure such as Oxford Road and proposals that create a sense of place at the interface of the health and education institutions along Oxford Road by using design and public realm.
- 6.48. Saved UDP Policy DC6.2 C states that development will not be permitted unless the scale and design of the development is compatible with the character of the buildings in the surrounding area.
- 6.49. On a national level, the NPPF (2021) advises that good design is a key aspect of sustainable development. At Paragraph 130 it is advised that planning policies and decisions should ensure that developments address the following matters:
- That they will function well and add to the overall quality of the area, over the lifetime of the development.
 - Are visually attractive.
 - Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change.
 - 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.
 - 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.
- 6.50. The National Planning Practice Guidance (NPPG) stresses the importance of good design and that planning should drive up standards across all forms of development. As a core planning principle plan makers and decision makers should always seek to ensure high quality design through creating places, buildings or space that work well for everyone, look good, last well and will adapt to the need of future generations. The NPPG references pre-application discussions, Design and Access Statements and Design Reviews as some of the methods that can be used to achieve good design.
- 6.51. In addition, Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015) provides design guidance for developers. Design for Access 2 is also relevant. This document provides guidance on measures that should be incorporated into schemes to increase their accessibility.

Compliance of the Proposed Development

- 6.52. Bridge Architects are a highly experienced architecture practice who have delivered a wide range of high quality schemes across Manchester. Bridge have recently worked alongside Bruntwood to deliver one of Bruntwood's latest pioneer office and educational space comprising the delivery of a 91,000 sq ft hub offering flexible, secure, leased or managed sustainable office space, and makerspace workshop capability, it will also be home to the Manchester Innovation Activities Hub (MIAH). The success of this design-led approach has been replicated in the forthcoming proposals for No. 3 Circle Square.
- 6.53. The architect is also working alongside award winning landscape architect Planit-IE who are acting as master landscape architect on the Circle Square Masterplan. The practice has delivered a number of renowned schemes across Manchester City Centre including First Street, HOME as well as Sadler's Yard which surround themselves around creating high quality public realm in office-led mixed use locations.
- 6.54. The design complements the existing and emerging context. It provides an appropriate design solution to the Site's context, notably providing a gateway into the Circle Square Masterplan from Princess Street.

- 6.55. As part of the process of formulating the proposals, the building's impact on key views has been carefully considered through a Townscape and Visual Impact Assessment, included in Chapter 7 of the Environmental Statement, undertaken by Planit-IE and a Heritage Assessment prepared by KM Heritage. These conclude that there are no predicted significant adverse townscape, heritage or visual effects as a result of the Proposed Development. Despite this, the Proposed Development will take a sensitive approach to the external appearance of the building such as the inclusion of a red brick façade that takes inspiration from the brick architecture within the City.
- 6.56. The Proposed Development will play a critical role in driving forward the comprehensive, commercial-led mixed use redevelopment of the wider Circle Square Masterplan Site. It will play an important role in strengthening the vibrancy of the City Centre throughout the night and day, which will improve the well-being of Manchester's residents and act as an important source of additional economic activity.
- 6.57. A Crime Impact Statement is submitted in support of the application. This identifies that the design of the Proposed Development is consistent with the current principles and standards of 'Crime Prevention through Environmental Design', and that they contain many positive features that reduce opportunities to commit crime.

Inclusive Design

Policy and Guidance

- 6.58. Core Strategy Policy CC10 A Place for Everyone states that developments will be supported where they promote high standards of accessibility to buildings and across spaces in the City Centre. Core Strategy Policy DM1 Development Management also states that buildings and neighbourhoods should be fully accessible to people with disabilities.
- 6.59. Design for Access 2 is also relevant. This document provides guidance on measures that should be incorporated into schemes to increase their accessibility. Information of how the Proposed Development has been designed to respond to the requirements of Design for Access 2 is contained within the DAS submitted in support of this planning application.
- 6.60. Section 12 of the NPPF sets out the need for developments to be inclusive and accessible for existing and future users.

Compliance of the Proposed Development

- 6.61. An Access Statement is provided within the Design and Access Statement which accompanies this application. In summary, the building is designed to be inclusive in terms of access with step-free, level access and wide entrances and DDA compliant lifts on all floors. The design of the ground floor has been developed to provide a simple and clear layout which is easy to use. The proposed accommodation is designed to the highest quality and will be easy to navigate and accessible by users with mobility, hearing and visual impairments.

Environmental Considerations

- 6.62. Policy DM1 Development Management states that all development should have regard to, "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."
- 6.63. This planning application is supported by a full suite of technical assessments, including an EIA, which have considered the proposals in respect of their impact on surrounding residential amenity. The conclusions of the assessments are summarised below.

Built Heritage

Policy and Guidance

- 6.64. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets.
- 6.65. Section 66 requires:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...”

- 6.66. Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.
- 6.67. Paragraph 193 requires that when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset’s conservation, the more important the asset the greater the weight should be. Any harm or loss requires clear and convincing justification.
- 6.68. Core Strategy Policy EN3 ‘Heritage’ highlights that throughout the City, MCC will encourage development that complements and takes advantage of the distinct heritage and heritage features of its districts and neighbourhoods. New developments must be designed so as to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets are encouraged where they are considered consistent with the significance of the heritage asset.
- 6.69. Policy CC9 Design and Heritage outlines that development in the City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Compliance of the Proposed Development

- 6.70. There are no World Heritage sites, Scheduled Ancient Monuments, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the Site or within its immediate vicinity. The Site is not located within or adjacent to a sensitive area (such as a conservation area).
- 6.71. There are no listed buildings within the Site. However, there a number of listed buildings within the vicinity of the building, as outlined within Section 2 of this Statement and within the Heritage Statement being submitted with the application.
- 6.72. The Heritage Assessment undertaken by KM Heritage assess the potential impact of the Proposed Development on above ground heritage assets. The Proposed Development has been assessed from a series of key viewpoints that consider both the wider townscape and nearby heritage assets and whilst the scheme will appear in the setting of a number of heritage assets, be it relatively some distance, it is not believed this will cause any harm or have any detrimental impact. It also concludes that the Proposed Development has taken its cue from the commercial and architectural evolution of the city and will preserve the setting of heritage assets and townscape, delivering clear and substantial benefits for Manchester.
- 6.73. The Proposed Development should also be considered in the context of the benefits that the new development will bring to this part of the city as detailed in Section 3.

Archaeology

Policy and Guidance

- 6.74. Core Strategy Policy DM1 Development Management sets out that all development should have regard to effects relating to archaeological heritage.
- 6.75. Section 16, paragraph 194 of the NPPF sets out 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.”*

Compliance of the Proposed Development

- 6.76. The Circle Square Masterplan area was subject to archaeological work between 2015 and 2016 as part of an enabling works development under application reference 109647/FO/2015/C1. The area included the Plot 12

Site. During that phase of work an archaeological evaluation was implemented which included investigations within the area of the Site.

- 6.77. The investigations identified no remains of archaeological significance within the area of the Site. Elsewhere remains within the wider Circle Square area were identified, and mitigation works were undertaken in agreement with the Greater Manchester Archaeological Advisory Service (GMAAS).
- 6.78. Subsequent reports documented the archaeological work across the Site, and the results were consolidated by Pre Construct Archaeology representing the last requirement for work under archaeological planning conditions attached to the enabling works consent.
- 6.79. The Applicant consulted with Greater Manchester Archaeological Advisory Service (GMAAS) on the Proposed Development who confirmed that the numerous pieces of archaeological investigation undertaken within the masterplan area by PCA since 2015 have mitigated all significant archaeological implications. Further to this, GMAAS also confirmed that they are satisfied that there are no archaeological or heritage interests in the Site, and the Proposed Development will not have any impact on the historic environment and a letter from GMAAS is submitted in support of this application.
- 6.80. The Proposed Development therefore accords with the Development Plan and national policy and guidance.

Transport

Policy and Guidance

- 6.81. Core Strategy Policy T1 Sustainable Transport sets out to deliver a sustainable, high quality, integrated transport system in order 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.
- 6.82. Core Strategy Policy T2 Accessible Areas of Opportunity and Needs sets out that developments should provide a level of car parking which reflects the realistic requirements of the users of the development. Regard should also be given to the need for disabled and cycle parking provision.
- 6.83. Core Strategy Policy CC5 Transport outlines that developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.
- 6.84. It is also noted under Core Strategy Policy DM1 that traffic issues should be considered in the design development process. The applicant has therefore addressed this technical matter in respect of Policy DM1.
- 6.85. The Guide to Development in Manchester SPD (2007) sets out the design principles and standards that the City Council expects new development to achieve. One of the key principles is 'Minimising the Impact of Car Parking'. The SPD recognises the demands of car parking within new development proposals. It recommends that the reliance of car parking should be reduced by ensuring easy access to amenities including public transport are provided.
- 6.86. Section 9 of the NPPF relates to the promotion of sustainable transport. It sets in paragraph 104, the proposals should:
 - a) The potential impacts of development on transport networks can be addressed;*
 - b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
 - c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
 - d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
 - e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

- 6.87. Paragraph 113 states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Compliance of the Proposed Development

- 6.88. In line with NPPF policy, the location and design of the scheme exploits opportunities for the use of sustainable transport modes. The location of the Site - within walking distance of Bus, Rail and Metrolink Stations - maximises the opportunity for people attending the office accommodation and ground floor commercial units, to utilise existing sustainable transport infrastructure.
- 6.89. Oxford Road station, located in close proximity to the Site, is a railway station which not only connects to local and regional services but also national destinations.
- 6.90. The Site is c.100m from Oxford Road, a key strategic bus corridor into the City Centre and one of the busiest bus routes in Europe; Oxford Road has recently undergone extensive works by TFGM to transform it into a new bus and cycle corridor. The Site is therefore well located to encourage the use of sustainable modes of transport.
- 6.91. In addition, the Site is located within walking distance of the core provision of the City Centre and surrounding University Campuses and will encourage pedestrian and cyclist movement throughout the entire City Centre.
- 6.92. The application is supported by a Transport Statement and Framework Travel Plan detailing the traffic and transport impact of the Proposed Development that have been completed by Curtins. The Transport Statement examines the highway considerations associated with the Proposed Development and promotes suitable and appropriate measures to ensure that all highway impacts have been minimised.
- 6.93. The building has been designed to encourage access by sustainable transport modes. The development includes extensive secure cycle parking and changing facilities for the office building to encourage occupants to cycle. Further measures to encourage the use of sustainable transport modes and reduce the reliance on the private car are set out in the Framework Travel Plan prepared by Curtins.
- 6.94. The Proposed Development does not include any parking provision and any parking associated with the Proposed Development can be incorporated in the adjacent MSCP to serve Circle Square and beyond. As such, any traffic impact of Proposed Development are incorporated within the assessments of the MSCP traffic assessment within the September 2016 ES. The results of this assessment concluded that the impact of the MSCP traffic would be negligible on the surrounding highway network.
- 6.95. In summary the Proposed Development fully accord with the Development Plan and objectives of NPPF's sustainable transport policy.

Flood Risk and Drainage

Policy and Guidance

- 6.96. Core Strategy Policy EN14 Flood Risk outlines that 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).
- 6.97. In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
- 6.98. Core Strategy Policy EN17 Water Quality sets out that following elements a development must consider in relation to water quality:
- Avoid any adverse impact on water quality, including during the construction phase.
 - Minimise surface water run-off, maximise the use of appropriate sustainable drainage systems, and minimise groundwater contamination.
 - If close to a watercourse the development should ensure waste and litter cannot enter the watercourse

- 6.99. Chapter 14 of the NPPF provides policy guidance on climate change, flooding, and coastal change. Paragraph 159 explains the basic principle that inappropriate development in the areas at risk of flooding should be avoided. This is achieved through applying a Sequential and Exception Test as governed by Paragraphs 161-166. This provides the tests that must be met to allow development on land at risk of flooding and is explained in detail further within this section.

Compliance of the Proposed Development

- 6.100. The Site is located partly in Flood Zone 1 and partly in Flood Zone 2. A Flood Risk and Drainage Statement therefore accompanies the application (as a technical appendix to the Environmental Statement) and sets out the strategy for drainage, including incorporation of SUDS.
- 6.101. The site drainage strategy will be designed to manage the surface water runoff to ensure that the peak rate and volume of surface water run-off will be no greater post development than pre-development and accord with the local planning policies. The surface water drainage for the development is proposed to connect into the wider masterplan drainage network, and discharge via the existing outfall to the River Medlock installed as part of the earlier phase of the masterplan.
- 6.102. A separate foul and surface water system is proposed. The foul drainage from the development will comprise of downpipes collected by new private foul drains piped network around the proposed buildings which will connect into the existing (newly constructed) wider masterplan foul sewer network within the site; which has been installed as part of the Plot 14 works (south of the Site).
- 6.103. The Drainage Strategy has been developed in accordance with NPPF and the SuDS Hierarchy. As part of this, the design has included the incorporation of soft landscaping SuDS features within the public realm such as tree pits and flood tolerant planting
- 6.104. Other SuDS measures have been discounted due to their limitation and inability to be implemented on Site. Further details can be found within Section 6 of the Flood Risk and Drainage Strategy.

Daylight and Sunlight

Policy and Guidance

- 6.105. Saved UDP Policy H2.1 states that the Council will not permit development which will have an unacceptable impact on residential areas.
- 6.106. Core Strategy Policy DM1 Development Management outlines that all development should have regard to effects of amenity including privacy and light.
- 6.107. Paragraph 125, part C of the NPPF stipulates that
"...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."
- 6.108. The National Planning Practice Guidance states in Paragraph 006 that:
"where a planning application is submitted, local planning authorities will need to consider whether the Proposed Development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants."
- 6.109. Paragraph 007 continues:
- 6.110. *"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."*

Compliance of the Proposed Development

- 6.111. An assessment of the effect of the Proposed Development on Daylight, Sunlight and Overshadowing received by properties adjacent to the Site has been undertaken by GIA and is provided in detail in Chapter 6 of the Environmental Statement (ES).
- 6.112. An assessment has been undertaken to establish the likely significant effects of the Proposed Development upon the amount of daylight and sunlight received by properties adjacent to the Site. Properties assessed include:
- Princess House
 - Montana House
 - Vita Student Nobel

Means of Assessment

- 6.113. To assess the surrounding existing properties, the BRE Guidelines provide two main methods for assessing daylight: 'Vertical Sky Component' (VSC) and 'No Sky Line' (NSL).
- 6.114. The VSC method measures the amount of light available on a vertical wall or window following the introduction of barriers such as buildings.
- 6.115. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room (i.e. a horizontal 'desktop' plane of 0.85 metres (m) in height). The NSL divides those areas of working plane in a room which receive direct sky light through the windows from those areas of the working plane which cannot. Where all the windows meet the VSC and all the rooms meet the NSL criteria within a property the effect is considered to be negligible.
- 6.116. Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of APSH. Therefore, where no obstruction exists the total annual probable sunlight hours would amount to 1486, and each spot equates to 14.86 hours of the total annual sunlight hours.
- 6.117. The number of spots is calculated for the Baseline and Proposed Development scenarios during the year and also during the winter period, and a comparison made between the two. This provides a percentage of APSH for each of the time periods for each window assessed.
- 6.118. As the Site is currently vacant without any buildings in place, daylight and sunlight levels at the Site and the immediate surrounds are likely to remain unchanged as the superstructure is built. As the construction works continue the levels of daylight and sunlight received by neighbours for the Site would trend towards those of the completed Proposed Development which are set out below. Detailed assessment of the construction phase has therefore not been undertaken.

Results Summary

- 11.1 A total of 278 windows facing the Site serving 115 rooms within three buildings were assessed for VSC and NSL for daylight and 56 rooms were assessed for APSH for sunlight within three buildings.
- 11.2 In the existing, baseline Scenario out of the 278 windows assessed for daylight, 83 (30%) meet the BRE guidelines for VSC. For NSL, 72 (63%) of the 115 rooms assessed meet the BRE criteria. For sunlight, 44 (79%) of the 56 rooms assessed meet the BRE criteria for both Winter and Annual APSH.
- 11.3 Overall, this baseline scenario is considered a low level of compliance due to the city centre context of the Site.
- 11.4 In the Proposed Scenario, with regard to daylight, out of the 278 windows assessed for daylight, 61 (22%) meet the BRE guidelines for VSC. 64 (56%) of the 115 rooms assessed meet the BRE criteria for NSL. The effects identified are negligible to moderate adverse in nature and are therefore considered to be not significant in EIA terms. Given the context of the Site and nature of effects, no mitigation is considered necessary.

- 11.5 For sunlight, 39 (70%) of the 56 rooms assessed meet the BRE criteria for both Winter and Annual PSH. The effects identified are negligible to moderate adverse in nature and are therefore considered to be not significant in EIA terms. Given the context of the Site and nature of effects, no mitigation is considered necessary.
- 11.6 In EIA terms, the effects identified are negligible to moderate adverse in nature and, given the sensitivity of the receptors, future baseline presented by the Extant Consent, and context of the Site as discussed below, no further mitigation is considered necessary.

Understanding the impacts in context

- 6.119. There are no set criteria when assessing impact significance of a development. It is important that the location and nature of the development site and surrounding is considered when determining the significance of any impacts identified.
- 6.120. The BRE Guide is very clear that the targets provided are not mandatory. Paragraph 007 of the National Planning Practice Guidance states (emphasis added):
- “All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”*
- 6.121. It is therefore important to understand the context of the Site.

Characteristics of the Receptor

- 6.122. The BRE Guide states that an important issue to consider is whether a building is a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light.
- 6.123. Princess House was converted from office use circa 2000 and was not designed to include residential accommodation. Consequently, the design of Princess House means that it is particularly susceptible to changes in daylight as the overhanging architectural features and single aspect, deep rooms, make it difficult for daylight to penetrate into living spaces.
- 6.124. The building is unneighbourly, with habitable rooms to the full extent of the site boundary overlooking the Site, and its design as an office conversion means it is particularly susceptible to changes in daylight and sunlight. This places an unreasonable burden on the Site to maintain levels of daylight and sunlight which are commensurate with other residential buildings located in dense, urban environments throughout the city.

Baseline and Emerging Context

- 6.125. Planning permission was approved on the Site in February 2020 (ref: 125451/FO/2019) for a 15-storey office building. The impact associated with this extant permission was considered appropriate during its determination, as such there is an expectation of a reduction in the baseline levels of daylight and sunlight amenity. The Proposed Development comprises a similar scale building that is the same number of storeys, albeit slightly taller as a result of the structural approach, with a larger footprint that extends westward to include part of Plot 13 of the Circle Square Masterplan, originally anticipated to be a hotel.
- 6.126. Whilst there are some additional localised impacts due to the proposed massing, the overall significance of these impacts are unchanged from the extant permission and the Proposed Development.
- 6.127. Manchester City Centre has experienced considerable change over recent years. The City Centre has always been a focus for new development, an approach in line with national planning policy on delivering development in the most sustainable locations and the adopted Core Strategy.
- 6.128. This is reflected in the Circle Square Masterplan, endorsed by Manchester City Council in 2015, which anticipates a high-density commercially-led masterplan with a c.300,000 sq. ft office building on the Site.

- 6.129. The five-storey Armstrong House formerly located on the Site presented a lower-rise massing as might be expected in this city centre location and one that would not contribute to the Circle Square masterplan. Following its demolition, the open nature of the Site and environs created an 'artificial baseline' for surrounding buildings, which experience improved levels of daylight and sunlight compared with what should reasonably be expected.
- 11.7 The existing daylight levels at surrounding receptors are therefore not currently representative of city centre living within Manchester, and this is reflected when considered against comparable receptors in Manchester City Centre. The results are commensurate with other residential accommodation in the immediate locality, representing both the historic settlement pattern and levels retained following recent planning permissions. Furthermore, with the previously approved scheme in place, the impacts on daylight and sunlight to surrounding receptors are comparable to the Proposed Development.

Noise and Vibration

Policy and Guidance

- 6.130. Saved UDP Policy DC26 Development and Noise outlines that 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.
- 6.131. In addition, Core Strategy Policy DM1 Development Management sets out that all development should have regard to effects on amenity, including noise.
- 6.132. NPPF paragraph 174 e) sets out that development should neither contribute nor be at risk of the impacts of noise.

Compliance of the Proposed Development

- 6.133. An environmental noise survey has been carried out by Sandy Brown to determine the existing sound levels in the area. The noise survey was carried out between 13:00 on 21 March 2022 and 15:15 on 23 March 2022.
- 6.134. The survey results have been used to set appropriate limits for atmospheric noise emissions from building services plant, operational noise and amplified sound in line with the requirements of Manchester City Council.
- 6.135. The noise data collected has been used to determine the following plant noise limits which are applicable at the façade of the nearby noise sensitive receptors:
- L_{Aeq} 54 dB during the daytime at 1 m from the facade of Vita Students, Princess House, Premier Inn, Manchester Institute of Biotechnology and Manchester Technology Centre
 - L_{Aeq} 51 dB during the night at 1 m from the facade of Vita Students, Princess House and Premier Inn.
- 6.136. These limits are cumulative for all normally operating plant associated with the scheme.
- 6.137. Predicted noise levels with all terraces in use at the nearest residential premises are well within the suggested criteria, with a worst-case level of L_{Aeq} 41 dB. This is also below the existing daytime background noise levels measured during the survey.
- 6.138. If any external amplified sound is proposed to the terrace areas, an assessment would be provided to Manchester City Council to demonstrate that the Proposed Development would meet with their requirements, which are discussed below.
- 6.139. It is anticipated that amplified sound will be generated within the screening room at level 14. This space is fully buffered from the facade, with no direct door access or opening windows. As such amplified sound breakout via the roof will be the primary factor and this will be assessed in detail as the design progresses to ensure that the limitations set out above are met.

- 6.140. If any amplified sound is proposed for the retail units, the events space or on any of the external terraces, the cumulative egress level to the nearby noise sensitive receptors will also need to be controlled to meet with the limits set above. This will need to be assessed as the design progresses.
- 6.141. If loud amplified sound is proposed within these areas, lobbied entrance door arrangements would typically be stipulated by Manchester City Council to help mitigate noise breakout.
- 6.142. Amplified sound transfer and operational noise will need to be considered as part of the design to ensure that noise breakout and transfer within the building are suitably controlled.
- 6.143. Additionally, a Construction Noise and Vibration Assessment was also prepared and will be submitted with the application.
- 6.144. In summary, it is predicted that there is the potential for noise impacts to the Vita Student Nobel building during the enabling and substructure works however any impacts associated with construction noise will be temporary, appropriate mitigation measures will be implemented and local residents and occupants of surrounding buildings will be informed. With implementation of such measures, it is anticipated that the impact could be reduced.
- 6.145. Construction vibration during worst-case phases of the construction programme featuring piling are considered to be negligible.

Sustainability and Climate Change

Policy and Guidance

- 6.146. The Core Strategy Policy EN4 encourages the reduction on CO2 Emissions through following the Energy Hierarchy principles:
- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
 - To reduce the need for energy through energy efficient features such as improved insulation and glazing to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 6.147. Core Strategy Policy EN5: Strategic Areas for Low/Zero carbon decentralised energy infrastructure highlights that within Manchester it is considered that the Regional Centre, which also includes the Oxford Road Corridor is one of the strategic areas that will have *“a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available”*.
- 6.148. Policy EN6 of the Core Strategy seeks CO2 reductions from low or zero carbon energy supplies and includes the following targets:
- A CHP/district heating anchor or connection, or where not feasible.
 - A 15% increase on Part L 2010.
- 6.149. Policy EN8 Adaptation to Climate Change of the Core Strategy sets out that 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.
- 6.150. The 2013 edition of Approved Document L1A: Conservation of fuel and power in new dwellings gives guidance for compliance with Building Regulations for building work carried out in England.
- 6.151. The supplementary planning document, Guide to Development in Manchester (2007) also details the environmental standards developments in Manchester are expected to achieve, including energy efficiency, renewable energy and environmental design.
- 6.152. In respect of climate change, Paragraph 152 of the NPPF advises that to support the transition to a low carbon future in a changing climate, taking account of flood risk and coastal change. It should help to:
- Shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;

- Encourage the reuse of existing resources, including the conversion of existing buildings; and
 - Support renewable and low carbon energy and associated infrastructure.
- 6.153. Paragraph 157 states that local planning authorities should expect new development to:
- Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.154. In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Board's (MCCB) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To become zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018 – 2100. This has been transposed from a global carbon budget which has been calculated as 'likely' to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year on year reduction in city wide CO₂ emissions from 2018 to achieve this carbon budget.
- 6.155. A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-2038 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.
- 6.156. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue is an integral part of council decision-making – making sure that all key decisions are taken with the city's target of becoming zero-carbon by 2038 in mind.

Compliance of the Proposed Development

- 6.157. The sustainability credentials of the Proposed Development have been central to the design from the initial stages. Initial design development was undertaken with full input from Crookes Walker Consulting to ensure a design focussed approach to the Energy Strategy of the building.
- 6.158. In response to MCC's declaration of a Climate Emergency and associated Zero Carbon Strategies, Bruntwood's brief is to maximise opportunities to reduce the energy consumption of the building from initial design stages through to occupation. The Proposed Development includes extensive measures to reduce the energy consumption and associated CO₂ emissions of the building at all stages.
- 6.159. An Energy Statement prepared by Crookes Walker Consulting and Environmental Standards Statement prepared by Element have been submitted in support of the application which sets out the planned energy reduction measures for the Proposed Development and how the development exceeds the requirements of Policy EN4 and EN6.
- 6.160. The Energy Strategy focuses on a holistic and multi-faceted method of improving the building's performance by applying an enhanced fabric-led approach to limiting demand side energy loads, allied to improvements in the efficiency of the mechanical and electrical systems and the inclusion of renewable and low carbon energy technology.
- 6.161. The development will incorporate a full electric strategy, therefore ensuring that continuing use of fossil fuels is via clean, efficient technology. Furthermore, as the UK electricity grids' CO₂ footprint continues to improve, so too would the carbon dioxide emissions associated with the operational phase of the Proposed Development which benefits from a 'full electric' energy strategy.
- 6.162. The reduction in energy demand to meet the carbon reduction targets will be achieved through the following design measures and low carbon technology options:

- High performance thermal insulation
 - Low air permeability
 - Maximising solar control to mitigate overheating risks
 - Air and Water Source Heat Pumps
 - Heat recovery ventilation systems (MVHR)
 - Solar Photovoltaic system
- 6.163. These measures will secure the following carbon reduction targets:
- Non-Domestic (Office) – 42.32% improvement over Part L2A Building Regulations.
 - Non-Domestic (Café) – 35.94% improvement over Part L2A Building Regulations
 - Non-Domestic (Retail 1) – 48.88% improvement over Part L2A Building Regulations
 - Non-Domestic (Retail 2) – 51.12% improvement over Part L2A Building Regulations
- 6.164. The Applicants has targeted a NABERS 5-star rating as a minimum requirement, with an aspirational target of NABERS 5.5 star. In its current form and with the proposed systems and installations, the building's (designed by the same consultant team for Bruntwood) energy consumption suggests that a NABERS 5.5-star rating is achievable. Following improvements of power efficiencies and technology during the buildings life cycle, the building should be capable of closing this gap and achieving a NABERS 5.5-star rating.
- 6.165. Working alongside the qualified BREEAM assessor, the technical design team has reviewed the individual credit criteria and award of credits within the BREEAM assessment in order to optimise the building's BREEAM performance. All credits allocated within this BREEAM assessment will require further technical verification and additional feasibility assessment during the formal Design Stage and Post Construction BREEAM assessment.
- 6.166. The current BREEAM Design Stage Tracker (presented in the Appendix of the Environmental Standards Strategy) show that the building is expected to perform as follows:
- Indicative building BREEAM score = 76.34% (minimum required for BREEAM 'Excellent' = 70%)
 - Indicative BREEAM rating = Potential for BREEAM 'Excellent' rating.
- 6.167. Following an initial review of the proposals the BREEAM New Construction report demonstrates that the proposed development is able, in principle, to meet all mandatory credit requirements and achieve an overall BREEAM 'Excellent' for this development.
- 6.168. The Proposed Development is intended to be a flagship development in terms of both energy use and carbon emissions and a key element of the building design has been focused on sustainability and carbon credentials. In support of this, the Proposed Development has an ambitious target of being Net Zero Carbon, both in terms of operational energy use and embodied carbon as a result of construction materials.
- 6.169. In order to assesses the embodied carbon associated with the No.3 Circle Square development, a Life Cycle Assessment Report has been prepared to help quantify the overall environmental footprint of raw materials and energy from the cradle (i.e., when resources are extracted from the environment) to the grave (i.e., the end of life stage).
- 6.170. To demonstrate compliance with the Net Zero Carbon performance of the building in operation, an analysis of the operational energy has been undertaken in accordance with TM54. The data extracted from the TM54 analysis has been used to assess the Energy Intensity Performance for the development, which has been compared to the UKGBC energy performance targets for buildings targeting net zero carbon. This analysis confirms that the most realistic scenario for this development would be an annual energy intensity figure for of 84.3kWh/m² /yr. This exceeds the Bruntwood minimum requirement of 90kWh/m² /yr and meets the UKGBC 2025-2030 interim target.
- 6.171. The effects from whole life embodied emissions and operational building emissions assessed are likely to have a residual minor magnitude of impact and therefore the residual significance of effects will be Moderate-Minor (adverse).

- 6.172. Overall, the Proposed Development will inevitably generate adverse impacts on the Climate receptor however, the scheme is considered to have a moderate-minor impact throughout its lifespan due to the mitigation measures implemented within the design of the scheme which have been embedded within the design principles from the initial concept work stage.
- 6.173. The Energy and Environmental Standards Statement submitted in support of the application sets out in detail how the proposal will be adaptable to climate changes in terms of its sustainable design and construction.

Air Quality

Policy and Guidance

- 6.174. Core Strategy Policy EN16 Air Quality states that *“the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport. 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 by the use of the development itself, including from Combined Heat and Power and biomass plant.”*
- 6.175. Policy DM1 Development Management states that all development should have regard to, “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.”
- 6.176. Paragraph 185 of the NPPF states that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Compliance of the Proposed Development

- 6.177. An Air Quality Assessment prepared by Hoare Lee in respect of the Proposed Development is submitted with the application which considers dust effects during the construction phase and the air quality impacts during the operational phase. The Assessment concludes that with the effective implementation of recommended mitigation measures the risk of cumulative dust effects with the Proposed Development and the committed developments is minimal. As a result, no significant effects are anticipated during the construction phase and are considered negligible and non-significant.
- 6.178. Furthermore, the Proposed Development does not include any car parking, and therefore air quality issues arising from the development are considered to be minimal during the operational phases.
- 6.179. The submitted Ventilation Statement prepared by Crookes Walker confirms the measures that will be incorporated into the Proposed Developments design strategy to ensure that odour and noise emissions are controlled so as not to cause nuisance to sensitive receptors. It is therefore concluded that the Proposed Development is in accordance with Policy EN16.

Wind

Policy and Guidance

- 6.180. Core Strategy Policy EN2 Tall Buildings states that, *“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.”*
- 6.181. Paragraph 12.14 goes on to state, *“it is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space.”*
- 6.182. In addition, under Section 12 of the NPPF paragraph 130 sets out the proposals should create a place with a high standard of amenity for both existing and future residents.

Compliance of the Proposed Development

- 6.183. A Wind Assessment undertaken by BMT has been used to provide a detailed quantitative assessment of the wind environment at key locations throughout the Proposed Development in terms of accepted, UK industry standard, pedestrian comfort, and safety criteria. This has informed an assessment of the likely significant effects in relation to wind, and any mitigation measures required to prevent, reduce, or offset likely significant environmental effects.
- 6.184. The boundary layer wind tunnel study has assessed the wind microclimate for the Proposed Development. On the basis of the wind tunnel modelling, the following conclusions have been drawn:
- Existing wind conditions around the Site are suitable, in terms of pedestrian safety and comfort, for the existing uses, with the sole exception of the outdoor seating area on the south-west corner of Vita, which is suitable for short-term sitting / standing only.
 - Wind conditions in and around the Proposed Development in existing surrounds are suitable, in terms of pedestrian safety, for all users.
 - Wind conditions remain suitable, in terms of pedestrian comfort, for intended uses at the vast majority of locations.
 - Whilst there are some minor localised exceedances, in terms of comfort only, at three corners along the thoroughfares these are very marginal exceedances only occurring in winter, therefore they would remain tolerable, if not entirely suitable for the intended use.
 - In addition, wind conditions in the west of the south-west corner of the Proposed Development marginally exceed the comfort criteria for long-term sitting in summer. However, trees will provide additional shelter at this time of year compared to the bare winter-time trees modelled, therefore, wind conditions will be at least tolerable, if not entirely suitable for the intended use.
- 6.185. Consequently, the assessment has not identified any significant adverse impacts with respect to the wind microclimate for the Proposed Development, meaning that no wind specific mitigation is required, and the residual effects will be negligible to minor adverse and not significant.
- 6.186. Further detail on the conclusions of the wind assessment can be found in Chapter 9 of the Environmental Statement.

Ventilation

Policy and Guidance

- 6.187. Core Strategy Policy DM1 Development Management sets out that all development should have regard to effects on amenity.

Compliance of the Proposed Development

- 6.188. A Ventilation Statement has been prepared by Crookes Walker. The Statement confirms that the ventilation systems will be developed at the detailed design stage in line with the relevant legislation and guidance. Furthermore, all ventilation systems will be specified to meet the acoustic requirements set out in the Sandy Brown Noise Assessment for the development and to the recommendations set out in the Air Quality Assessment undertaken by Hoare Lee.
- 6.189. Further details on the proposed ventilation strategy can be found in the Ventilation Statement submitted with the application.

Ground Conditions

Policy and Guidance

- 6.190. Core Strategy Policy EN18 Contaminated Land and Ground Stability sets out that the Council will give priority for the remediation of contaminated land to strategic locations.

- 6.191. Paragraph 183 of the NPPF requires that planning policies and decisions should ensure that sites are suitable for any proposed use by taking account of ground conditions and risks arising from land instability and contamination. This includes the risks arising from natural hazards or former activities such as mining and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

Compliance of the Proposed Development

- 6.192. The Extant Permission included a Phase 2 Site Investigation Report that was prepared by Curtins alongside a Ground Conditions Chapter in the Environmental Statement (Chapter 12) that was submitted with the application. This only covered the area currently in hoarding. Therefore, a Phase 1 Desktop Study has been prepared by Curtins for the remainder of the Proposed Development Site. Both are submitted in support of this application.
- 6.193. As part of the Phase 1 Desk Study, a detailed UXO Risk Assessment was undertaken which identified the Site as being within a high risk area. If unexploded ordnance is discovered during any works, stop immediately, prevent access to the area, and inform the police.
- 6.194. The risk from Made Ground posed to the site's end-users and groundwater is considered to be Moderate taking into account the site's historical industrial land use and periods of redevelopment.
- 6.195. The risk posed to surface water and groundwater is considered to be Moderate/Low and Low respectively due to the distance to the nearest surface water feature and given the thickness of low permeability superficial deposits underlying the site.
- 6.196. The risk posed to site end-users from ground generating gases arising from Made Ground and demolition materials on the site is considered to be Moderate accounting for the anticipated thicknesses of Made Ground soils underlying the site.
- 6.197. The Phase 1 Desktop Survey made the following recommendations:
- Undertake an additional intrusive ground investigation within the wider development site and building footprint.
 - Undertake a GQRA as part of the ground investigation; and
 - Undertake additional Ground Gas Monitoring within the building footprint over a period of three months for methane, carbon dioxide, oxygen, hydrogen sulphide, gas flow in l/hr, weather conditions and barometric pressure (with confirmation if falling, steady or rising).
 - UXO supervision including UXO Banksman Support and Magnetometer Survey on all future works is required as well as provision of a UXO Risk Management Plan and UXO Safety Briefings.
- 6.198. Full details are included in the Phase 1 Desktop Study and Extant Phase 2 Ground Investigation Report prepared by Curtins.

Ecology

Policy and Guidance

- 6.199. Core Strategy Policy EN15 Biodiversity and Geological Conservation outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the development on biodiversity including European, national, and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 6.200. Manchester City Council adopted the 'Green and Blue Infrastructure Strategy for Manchester' in July 2015. It details its main objectives as:
- Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
 - Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
 - Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.
- 6.201. Chapter 15 of the NPPF Conserving and enhancing the natural environment (paragraphs 170 to 183), identifies numerous ways in which planning policies and decisions can contribute to and enhance the natural and local environment. It states that new development should minimise impacts on ecology, and developments should be encouraged to incorporate biodiversity improvements in and around developments.
- 6.202. The Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes, amongst others, strengthened biodiversity duty for public authorities in England and Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity.
- 6.203. The Places *for Everyone JDP (Publication Plan)* is yet to be adopted, however it is at an advanced stage. Policies in the Submission Plan Draft (2021) that are considered relevant are set out below:
- Draft Policy GM-G 2- Green Infrastructure Network: the green infrastructure network will be designed, managed, protected, and enhanced to help deliver benefits which involve enhancing biodiversity, by expanding, improving, and connecting habitats.
 - Draft Policy GM-G 8 – Standards for a Greener Greater Manchester: The GMSF indicates Standards for a Greener Greater Manchester including access to greenspace
 - Draft Policy GM-G 9 – A Net Enhancement of Biodiversity and Geodiversity: The policy considers the requirement for Net Enhancement of Biodiversity and Geodiversity through following the mitigation hierarchy of avoiding harm, mitigating locally or otherwise compensating for loss.

Compliance of the Proposed Development

- 6.204. An Extended Phase 1 Habitat Survey was undertaken by Senior Ecologist Rob Lamb at Penny Anderson on 14th April 2022.
- 6.205. The report concluded that there are no statutory protected sites within 1km of the Site boundary.
- 6.206. The survey concluded that the Rochdale Canal Site of Biological Importance (SBI) and Ashton Canal SBI are within an 850m boundary of the Site, however they are of considerable distance from the Site and would therefore be unlikely to be impacted by the Proposed Development.
- The following protected and notable species were found within 1km of the Site boundary:
 - Two records of badger (*Meles Meles*) were located within the 1km data search but due to the confidential nature of this information exact locations are not presented within the report.
 - Four records of hedgehog (*Erinaceus europaeus*) were identified within the 1km search area, dating between 2013 and 2020. The closest of these records was approximately 200m southeast of the site boundary, on the other side of the Ring Road/Mancunian Way.
 - A small number of WCA Schedule 1 species, including kingfisher (*Alcedo atthis*), black redstart (*Phoenicurus ochruros*) and peregrine (*Falco peregrinus*) were recorded within the 1km search area; these records are classed as confidential.
 - Thirteen records for bat roosts were returned within the 1km search area, dated between 2008 and 2018. The nearest known roost is c.550m to the north of the site boundary and is recorded as a pipistrelle (*Pipistrellus* sp.) bat roost.
 - A single record of the Section 41 species cinnabar moth (*Tyria jacobaeae*) was identified approximately 950m north-east of the site boundary.
- 6.207. Other than the above, no other protected or notable species were found within 1km of the Site.
- 6.208. No invasive non-native plant species (as per Schedule 9 of the WCA 1981, as amended) were recorded during the survey.

- 6.209. A number of bat records were identified in the surrounding landscape during the desk study, predominantly for pipistrelle species. It was considered that foraging opportunities within the site boundary were very limited for bats. Additionally, there were no structures within the site footprint which had suitability to support roosting bats.
- 6.210. Records of peregrine and black redstart, Schedule 1 bird species (WCA 1981, as amended), were identified during the desk study and are known to be resident within Manchester city centre. However, suitable perching and nesting opportunities for these species were not present within the site boundary.
- 6.211. Suitability for any nesting birds was also very limited, with areas of scrub and vegetation being poorly developed and unlikely to offer sufficient protection for general nesting birds.
- 6.212. It was considered that the site held negligible potential to support other protected species.
- 6.213. The Proposed Development will result in a number of biodiversity enhancements, including through the provision of new trees in the public realm surrounding the site, as well as planting within the roof terrace area.

Green and Blue Infrastructure

- 6.214. Table 2 outlines how the Proposed Development responds to the vision and objectives set out in the Manchester Green and Blue Infrastructure Strategy 2015 and, in turn, Core Strategy Policies EN9 Green Infrastructure and EN15 Biodiversity and Geological Conservation). It should be read in conjunction with the Design and Access Statement.

Table 6.1 Assessment of Proposed Green and Blue Infrastructure

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.	
Objectives established to enable the vision to be achieved:	
1. Improve the quality and function of existing Green and Blue Infrastructure, to maximise the benefits it delivers.	The development includes a significant amount of new public realm which will improve the quality of the green infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre and within Circle Square including Symphony Park. A number of landscaping and public realm measures incorporated into the proposals will enhance the ecological value of the Site including: Trees and planting will use native and wildlife-friendly species, shrubs and herbaceous species to provide nectar for invertebrates and berries for birds.

	Wildlife corridors in the wider Circle Square masterplan will be extended through the site to increase the permeability of the site to wildlife.
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 opportunity to deliver this quantum and quality of public realm being proposed has been identified within the SRF. The creation of a significant amount of public realm on the Site will provide a green open space for new residents and existing communities in Circle Square and the wider City Centre. This new public realm will improve linkages through Circle Square and will effectively create better connectivity to the rest of the City Centre. SUD activated tree pits along Newman Street will hold surface water run-off before filtering through the active drainage system. Permeable surfacing in Symphony Gardens will reduce the amount of surface water run-off to manage throughout the site.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	Given the highly sustainable location of the Site, occupants and visitors will have access to a variety of transport modes. Cycle storage is provided to encourage uptake of active transport. The building will also create an inclusive environment so that people with mobility, aural or visual impairments can access the building with ease. Overall, the Proposed Development will enhance pedestrian connectivity, access and the perception of safety by creating a quality streetscape.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.	The provision of new public realm on-site Circle Square will promote a wider understanding and awareness of the benefits from such infrastructure. The inclusion of public realm may 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.
--	--

Implementation and Operation

Construction Management

Policy and Guidance

- 6.215. Core Strategy Policy DM1 Development Management, states that development should have regard to effects on amenity, including noise, air quality, road safety and traffic generation. Policy SP1 Spatial Principles, states that developments should minimise emissions.

Compliance of the Proposed Development

- 6.216. Chapter 5 of the ES sets out the proposed construction methodology and expected programme for the development of the Masterplan, including Plot 12.
- 6.217. Any impacts on amenity during construction will be temporary in nature. Mitigation will be implemented in line with the recommendation set out by the noise and air quality assessments that have been prepared according to the relevant legislation and guidance.
- 6.218. The construction programme for the building will span a period of approximately 26 months. The construction programme has been based on normal construction working hours in line with Manchester City Council guidance to protect residential amenity. Construction activities will be managed in accordance with the relevant guidance and legislation.
- 6.219. In line with the requirements of Policy DM1 the construction management measures will consider any effects on amenity, crime, refuse management and vehicular access and servicing. The contractor will be required to adhere to the Considerate Contractors initiative.

Operational, Servicing and Waste Management

Policy and Guidance

- 6.220. Core Strategy Policy DM1 Development Management outlines that all development should have regard to the effects on amenity, including light, noise, odour, vermin, litter, road safety and traffic generation. Regards should also be had for refuse collection and storage.
- 6.221. Core Strategy Policy EN19 Waste requires 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.
- 6.222. MCC has prepared a Waste Storage and Collection Guidance Note (GD04) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 6.223. The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:
- An estimated storage area for the waste produced by the development, including residential, F&B and retail uses;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.

Compliance of the Proposed Development

- 6.224. The Site will be serviced in line with the Masterplan servicing strategy. Times of servicing access to the vehicle routes will be restricted to avoid conflict between pedestrians and vehicles during business hours, however larger deliveries can be made via Cloak Street without disrupting the pedestrian flow to the wider Masterplan.

- 6.225. The Proposed Development will include three independent waste stores at the ground floor level for each of the separate uses (office, F&B off reception, and retail). The management company would be responsible for monitoring the recycling rates and promote actively high recycling rates within the staff of the different uses. The collection point for the development would be located along Cloak Street. Collections are arranged with private contractors and that timings can be agreed upon. As a result, the bins will await collection along the public realm for a limited amount of time, with the management company returning the bins to the waste stores immediately after collection.
- 6.226. Additionally, there will be a new outdoor bin store (with space for c. 30 no. 1,100 l Eurobins) located under the Mancunian Way, to provide a centralised and coordinated waste management facility for the Bruntwood elements of Circle Square as detailed in Section 4.
- 6.227. The proposed arrangements for management of waste are set out within the Waste and Servicing Strategy prepared by Curtins in accordance with Manchester City Council waste requirements.
- 6.228. The Waste Management Strategy concludes that the forecast deliveries, waste management and refuse collection proposed is appropriate for the scale of development and that servicing and waste collection can be undertaken in an efficient manner.

Crime

Policy and Guidance

- 6.229. Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.
- 6.230. Section 8 of the NPPF highlights that planning decisions should aim to achieve healthy, inclusive and safe places which are:
- “safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas”*

Compliance of the Proposed Development

- 6.231. Greater Manchester Police (GMP) Design for Security has been consulted as part of the application process and a Crime Impact Statement has been undertaken.
- 6.232. The statement supports the development and concludes that the scheme has been very well designed from a crime prevention perspective and there are no significant issues to address. In particular, great attention is given to maximising animation of all elevations and the emission of light at the ground level to add interest to the secondary as well as the primary pedestrian routes around the building.
- 6.233. On completion, the development will target Secured by Design accreditation as requested by Greater Manchester Police.

TV Reception

Policy and Guidance

- 6.234. Under MCC planning guidance, any development over four storeys require a TV reception impact assessment. The report should assess the possible interference created by the Proposed Development on TV and radio reception within the area.
- 6.235. Paragraph 114 of the NPPF states that local planning authorities should ensure that:
- “they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.”*

Compliance of the Proposed Development

- 6.236. A Television Baseline Survey Report has been prepared by Pager Power which investigates the potential impact of the Proposed Development upon terrestrial television services in the surrounding area.
- 6.237. The results of the analysis and survey for television transmissions are:
- The proposed development is within the coverage area for the Winter Hill television transmitter. The baseline survey confirmed it was the main transmitter serving the area.
 - Any interference would be due to shadowing effects i.e., the weakening of the transmitted signal due to the physical presence of the buildings.
 - A site survey was undertaken on the 16th of May 2022 to confirm the relevant transmitter and record the signal quality.
 - The average terrestrial signal strength is good in the proposed development shadow zone for the main multiplexes and moderate on average for the local (lower power) multiplexes.
 - Negative effects upon signal strength are most likely at locations close to the proposed development i.e., within 1km of the proposed development and within its shadow zone.
 - A small number of two to three-storey properties are located within approximately 330m of the proposed development. The signal strength within this range was recorded as moderate for the main multiplexes, and therefore, interference is possible. Satellite dishes are present on these properties. Beyond this distance, significant effects are not predicted due to the current signal strength.
- 6.219. The results of the analysis and survey for radio transmissions are:
- The area surrounding the proposed development receives radio services from numerous transmitters, including Winter Hill. The strength and quality of the signal from Winter Hill near the proposed development are variable.
 - Degradation of the radio signal at close range to the proposed development is possible. The effects are unlikely to be noticeable in practice due to the variability of services in an urban environment.
- 6.238. In the event that effects are reported, it is recommended that a reception measurement is undertaken (post-construction) to investigate the likely cause of the interference.
- 6.239. Mitigation measures should be installed if reported effects are found to be attributable to the proposed development. No requirement for pre-emptive mitigation has been identified.

Local Labour Agreement

Policy and Guidance

- 6.240. Core Strategy Policy EC1 Employment and Economic Growth in Manchester requires Local Employment Agreements to contain a commitment to work with the Work Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.

Compliance of the Proposed Development

- 6.241. The Applicant is committed to a Local Labour Agreement as part of the proposed construction process for the Proposed Development. Further details are provided in the Local Labour Agreement submitted in support of the planning application.

Conclusion

- 6.242. This section of the report provides a summary of how the application proposals have been comprehensively assessed in relation to the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of an Environmental Impact Assessment and other technical reports. The conclusion of that process is that the Proposed Development is in accordance with the Development Plan when taken as a whole and positively address the material planning considerations such that they merit the support of the Local Planning Authority.

7. Tall Building Statement

- 7.1. This section has been prepared to present the Proposed Development in its local urban context and assess the extent to which they are considered to be appropriate in relation to relevant Guidance and Policy criteria, namely: English Heritage and CABE's Guidance on Tall Buildings; and Manchester City Council's Core Strategy Policy EN2 which sets out criteria for assessing tall building proposals.
- 7.2. A Townscape and Visual Impact Assessment (TVIA) prepared by Planit considers six verified photomontages of the Proposed Development from representative viewpoints providing analysis from around the site. The TVIA is contained within the Environmental Statement and provides the full analysis of the proposed scheme, and assesses the potential impacts on the surrounding townscape and heritage assets.

Tall Building Evaluation

- 7.3. The evaluation of the Proposed Development as set out below is based on the criteria contained in the 'Guidance on Tall Buildings Document' published jointly by English Heritage (now Historic England) and CABE (updated version, July 2007) and in particular against the criteria set out within Section 4 of that document. The proposals are also assessed against the Core Strategy Policy EN2 (2012) on Tall Buildings.
- 7.4. On 10 December 2015, Historic England published Tall Buildings: Historic England Advice Note 3, which represents an update to the CABE and English Heritage Guidance published in 2007, responding to the requirements of the National Planning Policy Framework and the marked increase in proposals for new tall buildings.
- 7.5. Subsequently, Historic England published the Second Edition of Historic England Advice Note 4: Tall Buildings on 4 March 2022 which takes into consideration the changes to national planning policy and guidance, as well as the recent experience of planning for tall buildings in the historic environment.
- 7.6. Advice Note 4 identifies a series of steps that should be undertaken pre-application for proposals involving tall buildings. These are as follows:
- *Understand the policy position of the LPA including which areas are suitable for tall buildings and where there are historic environment considerations.*
 - *Agree what illustrative material and digital models are available and likely to be needed, so that the impact of a tall building on the historic environment can be fully assessed by the LPA.*
 - *Verify the zone of visual influence of a proposal, utilising digital tools, to agree the extent and type of impact assessment required*
 - *Understand the local character of areas that may be affected by the proposal.*
 - *Determine which heritage assets are likely to be impacted by development proposals.*
 - *Gain an early understanding of the significance of these heritage assets, including the contribution made by their setting. This will mean the impact of the proposal on significance, and the ability to appreciate that significance, can be adequately assessed.*
 - *Agree an approach for design review – a design review panel is one established tool to assess design proposals at the pre-application and application stages.*
 - *Identify what supporting information may be required, for example, heritage impact assessment*
 - *Explore ways to positively respond to the historic environment.*
- 7.7. The Proposed Development is tested separately against planning policy at all levels within the other documents accompanying this application. Consideration has also been given to Manchester City Council's Guide to Development Supplementary Planning Document, in understanding this assessment. Consultation has been ongoing with Manchester City Council, in particular the Local Planning Authority has agreed to the key view locations and supporting information required to support the application.

- 7.8. The Site benefits from an extant planning permission for the erection of a 15 storey building. As part of these proposals, a Tall Building Statement was submitted with the application to determine the suitability of a tall structure on the site in respect to its impact on the surrounding context. The Proposed Development will comprise the same level of floors as the building proposed in the extant consent and as such there is little variation in assessment. As such, the local planning authority confirmed that the Proposed Development will not require being evaluated within a design review panel as the extant consent was.
- 7.9. The Proposed Development has been examined and evaluated for its suitability as a tall building on the Site by undertaking a Heritage Assessment and Townscape and Visual Impact Assessment. These have been prepared in accordance with the relevant legislation and guidance.
- 7.10. The remainder of this section will consider the Proposed Development against the following factors to determine the potential impacts that tall buildings could have on the historic environment:
- **Quality of places:** the distinctive qualities and values of a place including historic character and context;
 - **Heritage:** understanding the significance of the historic environment and the potential impact on this significance;
 - **Visual:** the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views. This includes the setting of heritage assets;
 - **Functional:** the design, embodied carbon and carbon cost, construction and operation;
 - **Environmental:** the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climatic changes could have upon their fabric, and how they are experienced; and
 - **Cumulative:** the combined impacts on heritage assets from existing, consented and proposed tall buildings.
- 7.11. To avoid repetition, reference is made to commentary contained within the preceding policy assessment in Section 6 as appropriate.

Quality of places

- 7.12. The building has been designed to complement the existing development surrounding the Site and the emerging buildings as part of the Circle Square Masterplan through the inclusion of a red brick façade. The Proposed Development is considered to provide an appropriate design solution to the Site's context, notably providing a gateway into the Circle Square Masterplan from Princess Street. The building will be a striking landmark for the Circle Square Masterplan for those accessing the area from the east, and the design of the ground floor layout will encourage movement into the Masterplan and improve the street level environment of Princess Street.
- 7.13. The building takes account of its relationship with surrounding development in terms of adjacencies, scale and height of development. It will be 15 storeys high and is considered appropriate in its surrounding context Circle Square. It has also been informed by the principles set out in the 2015 Endorsed Masterplan. The Design and Access Statement prepared by Bridge Architects outlines the key design drivers and philosophy for the Proposed Development.
- 7.14. The proposed public realm is designed by PlanitIE Landscape Architects, who have successfully delivered Symphony Park. Symphony Gardens will be a less formal, softer space with the introduction of plants, shrubs and trees improving biodiversity and providing an important and differentiated green space within the City Centre.
- 7.15. The Site also benefits from an extant consent (ref: 125451/FO/2019 (as amended), approved by Manchester City Council in February 2020 for a 15 storey office building with ground floor commercial units which shares a similar approach to scale and massing and layout appearance.

Heritage

- 7.16. Consideration of the Proposed Development in relation to its context and the Heritage environment is set out in the following:

- Section 6 of this Statement:
 - Design and Appearance;
 - Historic Environment;
 - Visual Impact;
- Heritage Assessment prepared by KM Heritage;
- Archaeological Desk Based Assessment, prepared by Pre-construct Archaeology;
- Townscape and Visual Impact Assessment in Chapter 7 of the Environmental Statement; and
- Design and Access Statement prepared by Bridge Architects.

7.17. In summary, the design of the Proposed Development has considered its context and the relationship with the Historic Environment. The Proposed Development will provide continuity of scale and massing with the existing buildings and the emerging context, particularly of the Circle Square Masterplan. The TVIA and Heritage Assessments both conclude that the Proposed Development will overall have a beneficial effect.

Visual

7.18. Consideration of the Proposed Development in relation to its visual impact on the surrounding townscape is provided in the following:

- Section 6 of this Statement: Scale, Massing and Density
- Chapter 7 of the Environmental Statement: Townscape and Visual Impact

7.19. In summary, the Proposed Development has been subject to a townscape and visual impact assessment that has concluded that the Proposed Development will have a beneficial impact on the townscape by improving the existing character, accessibility and visual appearance of the existing Site and surround areas. It represents a clear opportunity to finalise the last stages of the regeneration of Circle Square by filling in a 'gap site' which currently detracts from the local townscape character.

Functional

Architectural Quality of the Building

7.20. Bruntwood has a track record of delivering high quality buildings across Manchester City Centre, and particularly at Circle Square where the quality of No. 1 and 2 Circle Square providing a leading example. Following the success of Bruntwood and Bridge Architect's collaborative efforts to deliver Base, the Proposed Development provides a new opportunity for an even more exciting and innovate scheme to fill in the missing piece of the Circle Square Masterplan.

7.21. The Proposed Development has been taken to RIBA Design Stage 3 before the submission of the planning application to ensure that the proposals are achievable and deliverable. The final proposals have therefore been costed and fully tested for viability and the Applicant is keen to commence work on Site as soon as possible.

7.22. Consideration of the Proposed Development in relation to its Architectural Quality is provided in the following:

- Section 6 of this Statement: Design and Appearance
- Design and Access Statement prepared by Bridge Architects.

7.23. In summary, the building is considered to be of high architectural quality, complementing the existing surroundings and the emerging Circle Square Masterplan proposals. The design of the building and materials chosen has been carefully considered to relate to the surrounding context and ensure the building plays its part in tackling climate change.

Sustainable Design and Construction

7.24. Consideration of the Proposed Development in relation to Sustainable Design & Construction is provided in the following:

- Section 6 of this Statement: Sustainability and Climate Change
- Energy Statement prepared by Crookes Walker
- Environmental Standards Statement prepared by Element

7.25. In summary, the sustainability of the Proposed Development and measures to reduce its energy consumption have been considered from the initial phases of the development, and at each stage of the build process. The building is targeting a committed to a NABERS rating 5 (with the ambition of 5.5). Measures to reduce the energy consumption of the building during the construction phase, when making materials choices, and when operational have been incorporated.

Environmental

7.26. Consideration of the Proposed Development in relation to its effect on the local environment and amenity is provided in the following:

- Section 6 of this Statement: Daylight, Sunlight and Overshadowing; Air Quality; Noise and Vibration TV Reception; and Wind.
- Environmental Statement and accompanying appendices prepared by Deloitte with input from technical consultants; and
- TV Reception Survey prepared by Pager Power.

7.27. In summary, the potential impact of the Proposed Development on its surroundings and on amenity is considered in the above technical assessments and within this Statement. In conclusion, the results of the technical assessments do not result in unacceptable impacts on amenity, when considered in the context of the economic and regeneration benefits of the Proposed Development.

8. Summary and Conclusions

- 8.1. This Supporting Statement accompanies an application for Full Planning Permission being submitted by Bruntwood Circle Square 12 Ltd (“the Applicant”) for the redevelopment of No. 3 Circle Square, Plot 12 of the Circle Square Masterplan, Oxford Road, Manchester (the “Site”). The Applicant is seeking Planning Permission for the erection of a 15 storey office building, new public realm and a bin store (“the Proposed Development”).
- 8.2. The Site benefits from an Extant Consent (ref: 125451/FO/2019 (as amended)), approved by Manchester City Council in February 2020 for a 15 storey office building with ground floor commercial units. This application was supported by an Environmental Statement and suite of technical assessments that concluded that the proposal was acceptable and of an appropriate scale and massing.
- 8.3. The Applicant is master developer at Circle Square has recently delivered Grade A office floorspace at No. 1 and No. 2 Circle Square the MSCP and Premier Inn hotel and the large area of public realm – Symphony Park, and complementary ground floor retail, leisure and commercial space.
- 8.4. Building on the success of No.1 and No.2 Circle Square and after learning lessons from these the Applicant is committed to delivering an office building that betters the previously approved consent particularly in terms of the operation of the building.
- 8.5. In addition, the Proposed Development includes a significant amount of public space that will provide different offer to that of Symphony Park. Symphony Gardens will provide a softer more informal space with significant amounts of shrubs and tree planting, creating a garden space that is not available in this part of the City Centre.
- 8.6. The Applicant has engaged an experienced team to develop and design a best-in-class office development that responds to the current market and surrounding development context in keeping with their long term ownership ambitions.
- 8.7. The Proposed Development delivers a sustainable development that accords fully with the principles of the adopted Former BBC Site SRF (2013) and endorsed Masterplan and delivery strategy (215).
- 8.8. The Proposed Development will deliver both short and long term benefits to Manchester economically, socially and environmentally as detailed in Section 3. It will make a strategic contribution to the objectives of the City Council, Greater Manchester Region and Northern Powerhouse agenda in the following ways:
 - From an economic perspective, the Proposed Development will likely support a number of construction-based jobs during this phase of development, before having the capacity to accommodate up to 2,200 workers, support staff and indirect employees.
 - The Proposed Development represents an office development of exceptional quality, with generous floor to ceiling heights, conscious environmental design and high quality tenant amenity spaces. This type of office space will help to entice the best possible private and public sector organisations who will, in turn, support the economic and employment growth. The space will provide organisations with accommodation operating in key growth sectors in line with Circle Square and adjacent ID Manchester that will help to transform the northern economy.
 - Subject to planning permission, the Applicant is committed to starting on-site towards the end of 2022 with the opening of the office programmed towards the end of 2024. The provision of a high quality office development in a highly accessible location will meet an identified demand for such space, as identified in Section 3 of this Statement helping to support the post Pandemic recovery of Manchester
 - This scale of employment would uplift local employment levels to support growth. This includes more jobs and skills development in the conurbation’s economy, with companies able to provide more apprenticeships, work placements, and internships, taking advantage of the sectoral makeup of the new employment and industry recruitment, and training approaches.

- The high-quality architectural design will make a positive contribution to the appearance, vitality and vibrancy of this part of the city centre. It is in keeping with its surroundings but also adds to the juxtaposition of architectural styles that is typical of Manchester City Centre, composing a positive street scene whilst aligning with the improving standards of design. The scale and massing of the development is respectful to the surrounding area and in keeping with the Extant Consent.
- Significant enhancements will be delivered to the public realm through the creation of a new public garden, providing a differentiated space for people to enjoy whilst also adding to the biodiversity net gain of the Proposed Development and contributing towards Manchester's Blue and Green Strategy.
- Once operational, the Proposed Development will deliver a highly energy efficient building with sustainability at the heart of the scheme. Solar PVs, all-electric strategy, MVHR and ASHPs are to be incorporated to align with the on-going need to combat issues surrounding climate change. As companies are increasing environmental awareness and corporate social responsibility it is anticipated that the sustainability credentials of the building and flexible space provided will meet operator demand, making it an attractive space to occupy.

- 8.9. The proposed building, designed by Bridge Architects, and landscape proposals designed by Planit will achieve exceptional design standards and play a key role in the transformation of the character and appearance of one of the Council's priority regeneration sites.
- 8.10. The scheme has been prepared in consultation with Manchester City Council, Greater Manchester Police and a range of technical stakeholders, as well as surrounding residents and local businesses.
- 8.11. The Planning Statement has assessed all applicable planning policies, guidance and other material considerations and provides full and robust justification for the Proposed Development, alongside supporting design and technical assessments that are submitted with the application.
- 8.12. It has been demonstrated that the Proposed Development complies with the Development Plan and considers the relevant Material Considerations and we therefore consider that the planning application merits the full support of the Local Planning Authority.



This report has been prepared for Bruntwood Circle Square 12 Ltd and on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved. No party other than Bruntwood Circle Square 12 Ltd is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document. The information contained within this report is provided to assist Bruntwood Circle Square 12 Ltd with this Application. The report makes use of a range of third-party data sources.

Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy. If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities). The scope of our Services does not include any consideration of the likely impact of Coronavirus (COVID-19) on the project or transaction to which our Services relate (including but not limited to any impact on valuation, planning, construction, maintenance, or costs). We recommend that if you have not done so already, you should consider the increasingly broad effects of COVID-19 and its negative impact on the UK and global economy and major financial markets.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients.

Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2022 Deloitte LLP. All rights reserved. This publication has been written in general terms and we recommend that you obtain professional advice before acting or refraining from action on any of the contents of this publication. Deloitte LLP accepts no liability for any loss occasioned to any person acting or refraining from action as a result of any material in this publication.