



Planning, Design and Access Statement

Temporary Planning Application
202-204 Dantzic Street, Manchester

On behalf of Connecting Dots Group
July 2022

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APPENDICES

APPENDIX 1 - Site Location Plan

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1 INTRODUCTION

1.1 This Supporting Planning Statement ("SPS") has been prepared by Asteer Planning LLP ("Asteer Planning") on behalf of Connecting Dots Group ("the Applicant") in support of an application for temporary planning permission for the change of use of two vacant warehouses and associated land to arts, music and cultural venue/event space at 202-204 Dantzic Street, Manchester ("the site").

1.2 The description of development is as follows:

"Full Planning Application for Temporary Use of Existing Buildings and Land to Sui Generis Use Class, comprising theatre, music, dance performance-related activities (Sui Generis), food and drink festivals, including external food and drink operators (Flexible Use Class E / Sui Generis), and art exhibitions and markets (Sui Generis)."

1.3 Temporary planning permission is sought for a period of 2 years.

1.4 The site forms part of the Victoria North (formerly known as the 'Northern Gateway') regeneration scheme; one of the largest regeneration projects in the United Kingdom ("UK"), covering approximately 155ha of land to the north of Manchester City Centre between Victoria Station, NOMA and the Northern Quarter in the south-west, and Queens Park and the intermediate ring road (Queens Road) to the north-east. The regeneration of Victoria North provides an opportunity to deliver approximately 15,000 new homes and social and physical infrastructure, which will support long-term growth and promote economic, social and cultural uses to support the creation of high performing and sustainable new communities.

1.5 As part of the Victoria North regeneration scheme, seven interconnected neighbourhoods are proposed. The proposed development is situated within the New Town neighbourhood, which is identified for residential-led development within the Northern Gateway Strategic Regeneration Framework ("SRF"). Although the site is currently vacant, it forms part of a wider area, for which there are longer-term proposals for large-scale residential development. Further details of the site's regeneration context are provided in the following section of this SPS.

1.6 The proposed development comprises a 'meanwhile use' and will enable the temporary use of vacant land and buildings prior to longer-term proposals for large-scale residential development coming forward at the site. The active use of the site in the interim will raise the profile of this part of Victoria North, creating interest in, and positively promoting, the site and wider area ahead of its prospective redevelopment.

- 1.7 The first, and largest, event that will be held at the site will be The Summer of Love festival, a two-day music, arts and wellness experience, which will take place between 27th and 28th August 2022. Further events will be held at the site within the parameters that are proposed as part of this planning application.
- 1.8 The following documents and plans are submitted in support of this application:
- i. This Support Planning, Design and Access Statement prepared by Asteer Planning;
 - ii. Completed application form and ownership certificate;
 - iii. Covering letter prepared by Asteer Planning;
 - iv. Site Location Plan prepared by GIA;
 - v. Existing Site Plan prepared by GIA;
 - vi. Proposed Site Plan prepared by GIA;
 - vii. Ecological Letter prepared by TEP;
 - viii. Crime Impact Statement prepared by Greater Manchester Police;
 - ix. Drainage Statement prepared by WSP;
 - x. Ground Conditions Letter prepared by ROC;
 - xi. Lighting Strategy prepared by Watt Energy;
 - xii. Noise Impact Assessment and Management Plan prepared by Clement Acoustics;
 - xiii. Event Strategy and Operational Management Statement prepared by Connecting Dots Group;
 - xiv. Transport Note prepared by WSP; and,
 - xv. Waste Proforma prepared by Connecting Dots Group.

2 STRATEGIC REGENERATION CONTEXT

- 2.1 This section of the SPS provides the strategic regeneration context to the site and explains how the site sits within the wider Victoria North regeneration scheme.

Victoria North

- 2.2 The Northern Gateway SRF was endorsed by MCC at the City Council's Executive on 13th February 2019. The SRF is a material consideration in the determination of all planning applications within the Northern Gateway (now known as 'Victoria North').
- 2.3 Victoria North provides a unique opportunity to deliver transformational regeneration and to unlock significant residential-led development in Manchester, revitalising existing communities and providing a catalyst for the regeneration of neighbourhoods in the north of the City. The vision presented in the SRF is to deliver 15,000 homes supported by social and physical infrastructure, such as a new City River Park. The project is one of the UK's largest residential-led regeneration schemes.
- 2.4 Seven neighbourhoods are proposed as part of the SRF, each with their own individual character, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. These neighbourhoods and surrounding areas will be interconnected through the delivery of walking, cycling and public transport improvements.

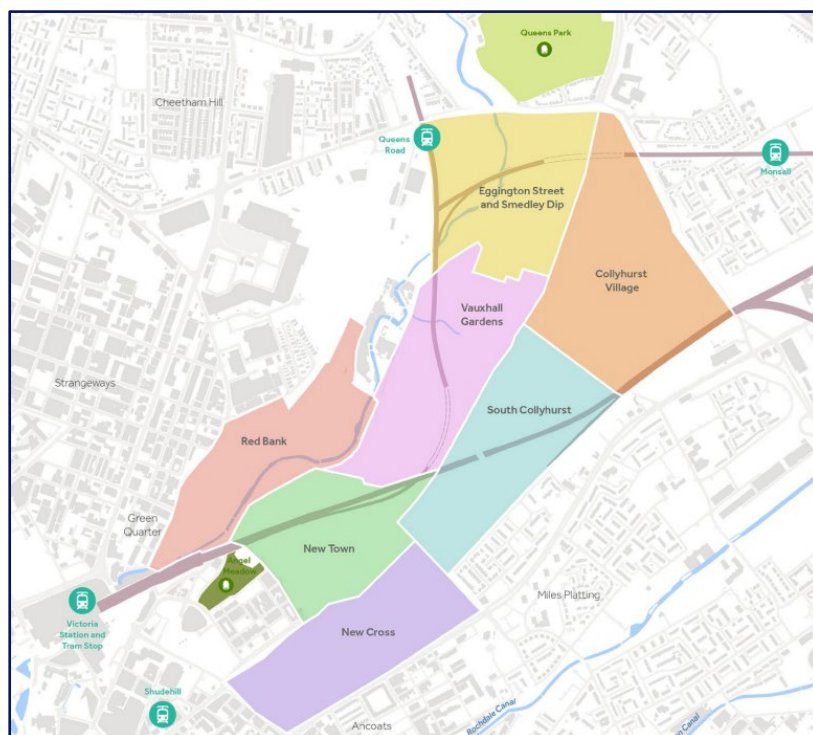


Figure 1: Northern Gateway Neighbourhoods (Figure 16 of the SRF)

2.5 Change has already been initiated within the neighbourhoods of Victoria North, with several planning applications having been made over the last five years, including but not limited to:

- **133143/VO/2022 ('Red Bank Neighbourhood')** - City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works. – Awaiting determination.
- **128248/FO/2020 ('The Gasworks, New Town')** - Erection of 9 buildings ranging from 8 to 34 storeys in height to form 1202 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (192 sqm) together with associated car parking, new vehicular and pedestrian access, public realm, landscaping and other associated works following demolition of existing structures and buildings. – Awaiting determination.
- **131708/FO/2021 ('87 Rochdale Road')** - Erection of a part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking, landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures – Approved 18th February 2022.
- **132252/VO/2021 ('Red Bank Neighbourhood')** - City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood. – Approved 23rd December 2021
- **129393/VO/2021 ('Collyhurst Village')** - City Council Development for the erection of 168, three and four storey dwellinghouses (Use Class C3a) and two, five and six storey apartment buildings to form 76 residential apartments (Use Class C3a) with associated ground floor flexible commercial unit (162 sqm) (Use Class E); and the creation of a new public park; all with associated car and parking, refuse storage,

landscaping, public realm and other associated works and infrastructure following demolition of 29 existing residential dwellinghouses, the Collyhurst Village Store and associated car parking – Approved 21st June 2021.

- **130515/VO/2021 ('Collyhurst South')** - City Council Development for the erection of 14 three storey dwellinghouses (Use Class C3a) and a four storey building comprising 16 residential apartments (Use Class C3a); highways improvements, including the formation of a new road, extension of Kingsfold Avenue including the formation of on-street car parking spaces, formation of new pavements and re-surfacing of existing roads; and associated car parking; cycle and refuse storage; landscaping; public realm; and infrastructure – Approved 18th August 2021.
- **126944/FO/2020 ('Victoria Riverside')** - Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works – Approved 15th January 2021.



Figure 2: CGI of Victoria Riverside (Source: FEC website)

- **124120/JO/2019 ('MeadowSide')** - Variation of planning condition 3 (specified plans) of planning permission 116366/FO/2017 to increase the height of buildings at plots 2

and 3 by 1.1 m, amendments to the facade treatment of plots 2 and 3, increase in the height of plot 4 by 0.278m, amendments to the facade treatment of building at plot 4, increase in height of plot 5 by 1m together with elevational alterations, alteration to podium to plot 4 – Approved 13th December 2019.

- **116366/FO/2017 ('MeadowSide')** - Erection of four residential buildings (22 storey building, 17 storey building, 40 storey building and part 12, part 9 storey building) to form 756 residential apartments (Use Class C3a) together with ground floor commercial uses (616 sqm) (Use Classes A1, A2, A3, A4, A5, D1 and B1) with associated car parking, landscaping, amenity areas, creation of new public realm following the closure of Aspin Lane, Mincing Street and Irk Street and other associated works following demolition of existing structures – Approved 25th August 2017.

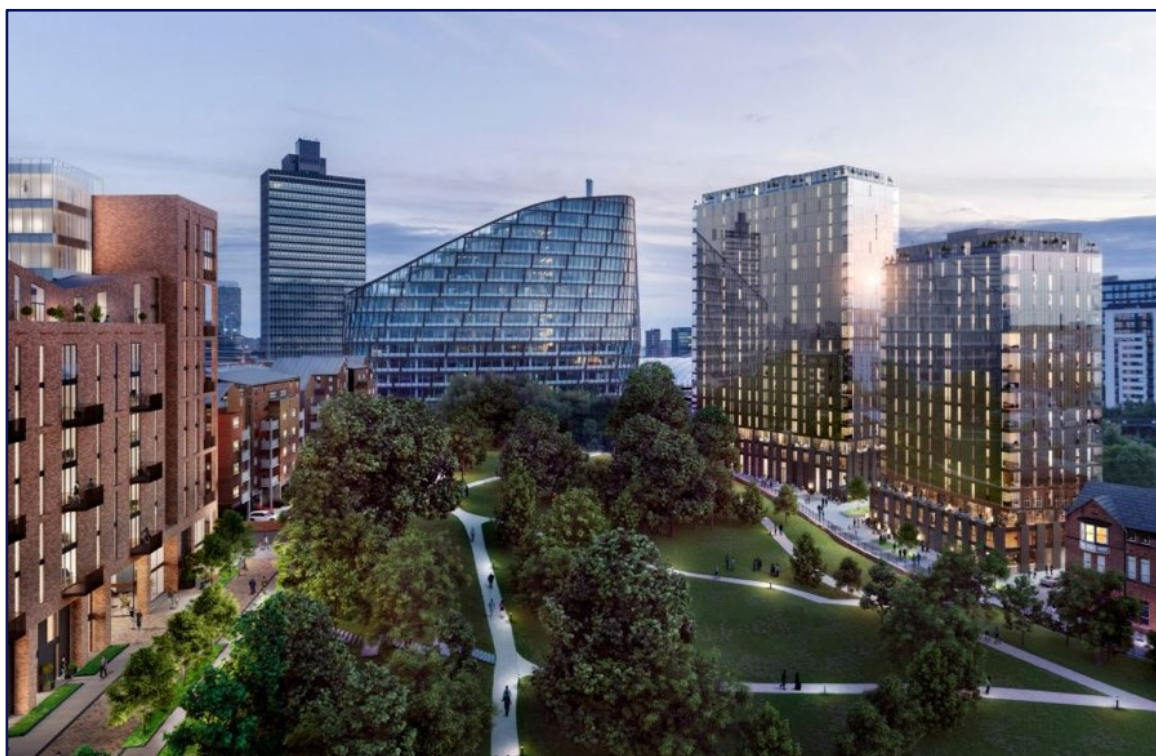


Figure 3: CGI of MeadowSide (Source: FEC website)

New Town Neighbourhood

- 2.6 The site is located within the New Town neighbourhood of the SRF, which is identified for residential-led development and is intended to form a key gateway to North Manchester. However, at present, the area is characterised by vacant, brownfield land associated with former industrial uses, in addition to surface car parking and electricity and gas utilities

infrastructure¹. The boundary of the New Town neighbourhood is identified on Figure 4. The site is situated to the north of the existing railway line.

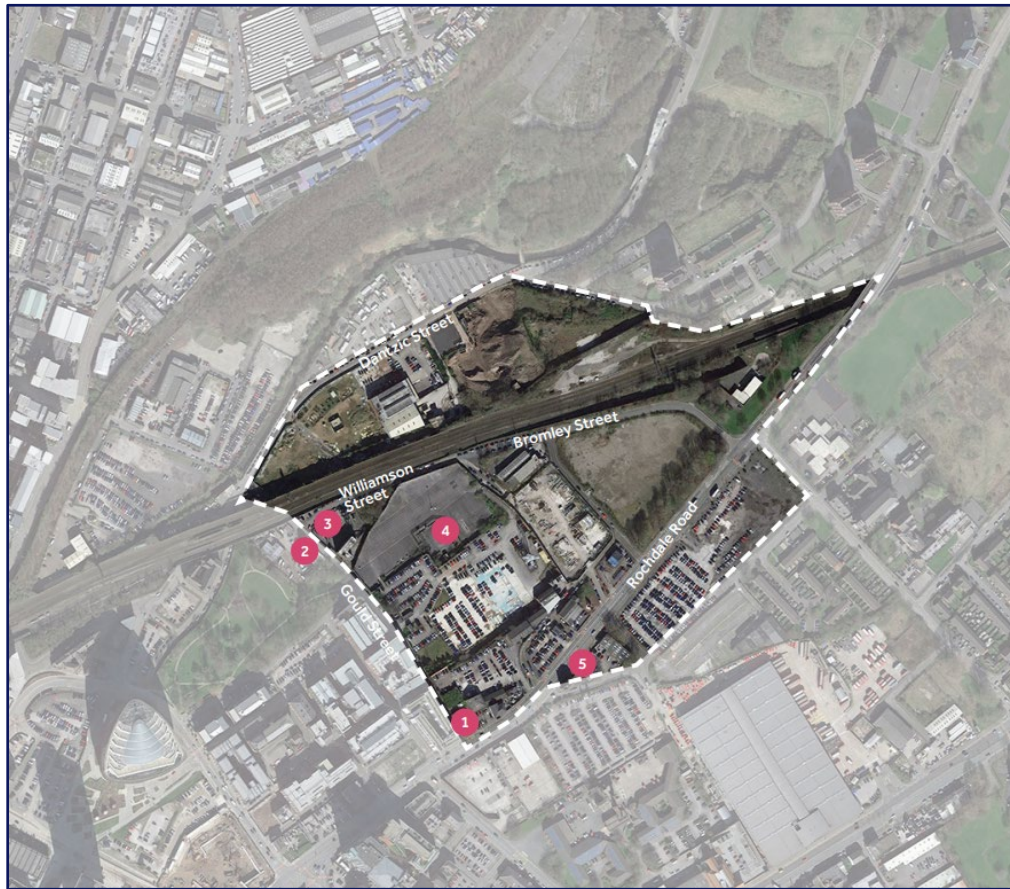


Figure 4: New Town boundary (Figure 56 of the SRF)

- 2.7 New Town will be the subject of considerable change over the coming years, with several planning applications having been made and approved within the New Town boundary, as detailed above. Furthermore, it is important to recognise the longer-term proposals for the application site, with a planning application currently being prepared for the residential development of the site and adjacent plots of land.

Summary

- 2.8 The site sits within the wider Victoria North regeneration scheme; one of the largest regeneration projects in the UK. According to the SRF, the site is located within the New Town neighbourhood, which is identified for residential-led development. New Town is currently characterised by vacant, brownfield land associated with the neighbourhood's industrial past. However, New Town will be the subject of considerable change over the

¹ Strategic Regeneration Framework: Manchester Northern Gateway, 2019, p.115

coming years, as large-scale development proposals are brought forward in the context of the Victoria North regeneration scheme.

3 SITE AND SURROUNDING AREA

- 3.1 This section of the SPS describes the site's characteristics, surroundings and relevant planning history.

The Site

- 3.2 The site extends to 0.76ha and comprises an irregular shaped parcel of brownfield land within the administrative boundary of MCC. The majority of the site comprises hardstanding, which is located to the north and east of the two vacant warehouse buildings situated at the site's south-western corner. Vehicular and pedestrian access to the site is via Dantzic Street to the north. A Site Location Plan is enclosed at **Appendix I**.
- 3.3 The topography of the site is relatively flat, with levels varying between 31.20m AOD at the interface with Dantzic Street and 34.80m AOD in the southern portion of the site.
- 3.4 The site is predominantly located within Flood Zone 1, within which land has a low probability of flooding from rivers and the sea. An area of Flood Zone 2 is identified at the northern-most extent of the application boundary, along Dantzic Street.
- 3.5 The site is not located within a Conservation Area and there are no designated heritage asstes within the curtilage of the site. The nearest designated heritage asset is the Grade II listed Union Bridge (List UID: 1255163), which is located approximately 170m to the west of the site.
- 3.6 The site does not contain any ecological designations, including Sites of Special Scientific Interest ("SSSI") or Special Protection Areas ("SPA"). The site is not located in an Area of Outstanding Natural Beauty ("AONB"), or any other area designated for its landscape value.
- 3.7 No trees are present within the application site boundary. However, there are areas of scattered shrub present across the site.

The Surrounding Area

- 3.8 The site is bounded by Dantzic Street to the north. To the east of the site is a rectangular parcel of hardstanding, adjacent to which is Dulwich Street. It is understood that a waste management company previously operated from land to the east of the site.
- 3.9 To the south of the site is a Network Rail viaduct, beyond which is surface car parking and industrial and commercial development. To the south-west of the site is the MeadowSide development (LPA reference: 116366/FO/2017).

- 3.10 To the west of the site is land that is currently being redeveloped to form a residential-led mixed use development, known as 'Victoria Riverside' (LPA reference: 126944/FO/2020).
- 3.11 In addition to the site's immediate surroundings, it is important to note the wider strategic regeneration context, within which the site sits, as detailed at Section 2 of this Statement. The site forms part of the Victoria North regeneration scheme, within which 15,000 new homes are expected to be delivered, in addition to a range of physical and social infrastructure. Therefore, over the next 15 to 20 years, the surrounding area will undergo considerable change.

An Accessible Location

- 3.12 The site is located within an accessible location, within close proximity to several modes of sustainable transport. The site lies within 1km walking distance of key city centre transport interchanges, including Victoria rail/Metrolink station and Shudehill bus interchange. Rail, Metrolink and bus services are available from Victoria and Shudehill to a variety of destinations across Greater Manchester and beyond, and typically run late into the evening and at weekends.
- 3.13 Metrolink services from Victoria station run to all parts of the Metrolink network either directly or via a single change of tram. Destinations include Bury, Oldham, Rochdale, Ashton under Lyne, Eccles, Media City, Altrincham, East Didsbury and Manchester Airport. Services typically run at 6-minute frequencies on many lines, or a maximum of 12-minute frequencies. Services run until around 23:30 on Monday to Thursday, 00:30 on Fridays and Saturdays, and 22:30 on Sundays.
- 3.14 Shudehill bus interchange provides bus services across the region including the following main services:
- 2: Manchester City Centre – Shudehill circular
 - 3: Manchester City Centre – Castlefield – Shudehill circular
 - 8: Shudehill – Salford – Pendlebury – Farnworth - Bolton
 - 10: Shudehill – Salford – Pendleton – Brookhouse estate
 - 17 / 17A: Shudehill- Blackley – Middleton – Trub – Sudden - Rochdale
 - 18: Langley – Middleton – Blackley – Manchester Royal Infirmary
 - 33: Shudehill – Ordsall – Weaste – Eccles – Winton - Worseley

- 33B: Shudehill – Ordsall – Langworthy – Brookhouse estate
- 56: Shudehill – Higher Crumpsall – Higher Blackley circular
- 67 / 67A: Shudehill – Salford – Pendleton – Eccles – Glaze estate
- 93: Shudehill – Salford – Lower Broughton – Carr Clough
- 97: Shudehill – Salford – Lower Broughton – Hollins - Bury
- 98: Shudehill – Salford – Whitefield – Radcliffe – Elton - Bury
- 100: Shudehill – Salford – Trafford Centre - Warrington
- 156: Shudehill – Blackley – Higher Blackley – Rhodes - Middleton

3.15 The site is also easily accessible by foot, with lit and well surfaced footways available along Dantzic Street leading between the site and the City Centre.

Planning History

3.16 A summary of the recent planning history for the site, based upon a search on MCC's planning application database, is detailed below.

- **CDN/20/0163** - Discharge of planning conditions 3 (piling), 5a (drainage), 6 (archaeological works), 7 (ground conditions), 8 (construction management plan) and 38 a (local labour) associated with planning permission 114860/FO/2016 - Approved 5th May 2020
- **CDN/19/0882** - Discharge of condition 6 (part (a) - archaeology) and 7 (part (a) - ground conditions) attached to planning permission referenced 114860/FO/2016 - Approved 6th April 2020
- **114860/FO/2016** - Erection of a part 6, part 10, part 15, part 24 storey building to form 415 residential apartments (Use Class C3a) together with commercial floor space (268 sqm) (Use Classes A1, A2, A3, A4, B1 and/or D2) with associated car parking, public realm, hard and soft landscaping, access from Dantzic Street and other associated works following demolition of existing buildings - Approved 24th October 2019

3.17 As detailed above, in October 2019, planning permission was granted at the site for a mixed-use development, comprising residential and commercial uses (LPA reference: 114860/FO/2016). However, it is important to note that this development is not being

taken forward. Instead, a new planning application is currently being prepared for the redevelopment of the site and adjacent plots for residential use.

3.18 As detailed above, the proposed development comprises a 'meanwhile use', which will make efficient use of land by re-activating an accessible, vacant, brownfield site, whilst also raising the profile and attractiveness of this part of Victoria North. It is important to note that similar developments have been consented elsewhere in the City, including:

- **128156/FO/2020 ('40 Swan Street')** - Creation of a mixed use comprising cafes and restaurants, takeaways and drinking establishments (Sui Generis) with associated elevational alterations to existing building including installation of awning, planters and windows, erection of single storey storage building, installation of a tipi together with the installation of single and double stacked storage containers and other associated works for a temporary period of 14 months - Temporarily Approved 02/12/2020
- **123728/FO/2019 ('Mayfield Depot And Temperance Street Arches')** - Temporary change of use for a 5 year period for the Mayfield Depot from Use Class B8 to Sui Generis Use Class, comprising theatre, music, dance, performance-related activities (Sui Generis), cinema and conferencing (Use Class D2), food and drink festivals including external food and drink operators (Use Class A3 and A4), art exhibitions and markets (Use Class A1/D2), marketing suites and offices (Use Class B1), with associated demolition, external alterations, landscaping, servicing and access. - Temporarily Approved 02/08/2019
- **121245/FO/2018 ('Site Off Baring Street')** - Retention of Gatehouse and GRUB four storey building comprising office, event and exhibition space (Sui Generis) with market, food and drink, theatre, film, music events, marketing and commercial floorspace with associated ancillary activities together with landscaping and associated works pursuant to Planning Permission Ref. 115237/FO/2017, together with external alterations including the partial demolition of the Royal Mail Ramp and increase in height of the existing stair core and inclusion of a lift to facilitate the access to and installation of a link bridge between the Gatehouse and Mayfield Depot. - Approved 04/12/2018
- **121133/FO/2018 ('Mayfield Depot')** - Temporary change of use of the Mayfield Depot for use as a theatre and live music venue (Sui Generis) across 14 performance nights between 10 October 2018 and 10 November 2018 and associated works. - Temporarily Approved 17/10/2018

Summary

- 3.19 This section has detailed the site's location, characteristics and planning history. The site extends to 0.76ha and comprises two vacant warehouse buildings and associated hardstanding. At present, the site is largely surrounded by commercial and industrial development. However, the surrounding area will be the subject of considerable change over the next 15 to 20 years owing to the consented and pending redevelopment of the adjacent sites and the wider Victoria North regeneration area.

4 PROPOSED DEVELOPMENT

4.1 This section provides a description of the detailed proposals for which temporary planning permission is sought and should be read in conjunction with the submitted supporting information.

4.2 The description of development is as follows:

“Full Planning Application for Temporary Use of Existing Buildings and Land to Sui Generis Use Class, comprising theatre, music, dance performance-related activities (Sui Generis), food and drink festivals, including external food and drink operators (Flexible Use Class E / Sui Generis), and art exhibitions and markets (Sui Generis).”

Use and Amount

4.3 The proposed development is for the change of use of two vacant warehouses and associated land to meanwhile arts, music and cultural venue/event space for use on a temporary basis for a period of 2 years. The existing warehouses will be retained and there will be no change to the amount of internal or external floorspace.

4.4 The Proposed Site Plan (Drawing number: SP101 Rev A) illustrates that the existing warehouses will be retained in-situ and used as internal events space. The remaining area of the site will be used as external events space, with the exception of the area identified to be kept clear for access and the designated waste area. The layout of the site will alter dependent on the specific requirements of the event.

Appearance

4.5 No built development is proposed as part of this planning application. Therefore, the appearance of the site will remain unchanged as a result of the proposed development.

Scale

4.6 No built development is proposed as part of this planning application. Therefore, scale and massing are not relevant to this planning application.

Layout

4.7 The existing access and warehouses will be retained as part of the proposed development. A new waste area will be created to the east of the existing access point and the area around the access kept clear for safe movement in and out of the site.

Landscaping

- 4.8 No permanent landscaping is proposed as part of this planning application. Therefore, landscaping is not relevant to this planning application.

Access and Servicing

Access

- 4.9 The proposals do not alter the existing access arrangements. The existing vehicular and pedestrian access to the site (via Dantzic Street) will be retained.
- 4.10 A separate designated emergency vehicle access is provided via the existing junction off Dantzic Street at the eastern end of the site frontage, immediately east of the waste area identified on the Proposed Site Plan. The designated emergency vehicle access is suitable for large vehicles, including fire tenders.
- 4.11 All events will be conducted on the ground floor levels of the development to ensure compliance with disability access regulations, as detailed within the submitted Events Management Strategy. Furthermore, all public areas will be located on the ground floor and temporary ramps will be installed where necessary.

Servicing

- 4.12 Servicing will not be permitted during an event whilst members of the public are on-site. All servicing must be pre-booked online, and will only be permitted during the following hours:
- 07:30 to 20:00 Monday to Saturday.
 - 10:00 to 18:00 Sunday and bank holidays.
- 4.13 Waste collection will also be subject to the same timing restrictions and will be undertaken by a private contractor to ensure these timings, and the use of the pre-booking system, are respected.
- 4.14 After collection from the public bins within the site, waste will be stored in the identified area, as illustrated on the Proposed Site Plan. The refuse will be stored hygienically in the designated waste area and loaded into the waste receptacles to be taken off site. A Waste Proforma has been completed and submitted in support of this planning application.

Operational and Management Requirements

4.15 An Events Strategy has been prepared by Connecting Dots Group and is submitted alongside this planning application.

4.16 Connecting Dots Group will curate and deliver a selection of events that will raise public awareness of the area through a wide range of activities, including food, arts, music and hospitality to demonstrate the potential of the area and the role that it can play in further rejuvenating the City. The Summer of Love festival will be the largest capacity event that will take place at the site. Future events will be carried out at the site within the parameters of the submitted Events Strategy.

4.17 The Strategy covers the following topics:

- **The Proposal** - The proposed development comprises the temporary change of use of two vacant warehouses and associated land to arts, music and cultural venue/event space. The programme of forward-thinking cultural activations provides an ideal opportunity to reinvent and add integral social and economic value to the area. The strategy aims to remove any preconceptions and demonstrate the value of meanwhile use to entice future footfall.
- **Management** - The event framework will ensure that the events at the site are managed effectively. The relevant security measures will be in place, such as a 24-hour intruder alarm system, and weekly inspections of fixtures and fittings will be undertaken.
- **Usage** - The hours of operation approved under the licensing application are 11am until 11pm Monday to Sunday. A full run of proposed schedule of events will be shared with MCC and GMP in advance of the following months.
- **Admission Procedure** - The access and egress point to site is through gates at 202-204 Dantzic Street. For high-occupancy events Connecting Dots Group will use security and clickers to monitor and manage occupancy levels. Occupancy limits will be determined according to the nature of the event in the space with fire consultants. The maximum capacities will be assessed and enforced on an event-by-event basis. Entry to events will be by ticket only, and there will be no ticket sales on the door.
- **Health and Safety** - Policies to prevent disorderly and potentially violent behaviour will be maintained, and accidents or incidents will be quickly responded to. Visitors will only have access to public areas.

- **Crowd Management and Dispersal Procedure** - Management will undertake the relevant measures to ensure an effective dispersal procedure, as outlined in the Strategy.
- **Utilities** - All utilities requirements for events and occupiers will be provided from landlord or temporary supplies and or additional temporary suppliers. Landlord utility provision will be restricted to water and electricity. All connections to landlord's supplies and any temporary systems installed shall be undertaken by a specialist supplier. Any temporary utility will be monitored and maintained during hours of operation.
- **Waste Management** - Cleaning provision requirements will be assessed and implemented on an event-by-event basis as each event will vary. Freestanding bins will be provided in all spaces for the correct disposal of refuse by members of the public. Waste disposal services will be provided by an official licensed carrier. Refuse will be stored hygienically in a designated area and loaded into the waste receptacles to take off site.
- **Toilets** - Individual event will require varied number of temporary toilet facilities. Designated areas will be provided for customer and staff welfare by porta loos or containerized facilities.
- **Noise Management** - A Noise Impact Assessment and Management Plan has been prepared by Clement Acoustics and is summarised in Section 5 of this Statement.
- **Equality Act Statement** - Connecting Dots Group seek to ensure all their premises and facilities offer access to all parts of its premises for people with disabilities, wherever reasonably practicable.

4.18 The Events Strategy demonstrates how prospective events at the site will be effectively managed, ensuring that the site operates safely for the duration of its use.

Security

4.19 Due consideration has been given to the prevention of crime and disorder, and the fear of crime, as part of the proposed development. The site will be secured when not in use and a 24-hour intruder alarm system will be installed. Weekly inspections of fixtures and fittings will also take place, as detailed within the Events Strategy.

4.20 A Crime Impact Statement has been prepared by Greater Manchester Police and is submitted alongside this planning application.

Summary

- 4.21 This section has described the proposed development that is the subject of this temporary planning application. No built development is proposed on the site, rather the proposed development comprises the temporary change of use of existing land and warehouses to accommodate external and internal events space. The proposed development will bring a vacant site back into active use ahead of its comprehensive redevelopment, whilst also generating interest in the area and raising the profile of this part of Victoria North.

5 PLANNING POLICY FRAMEWORK

- 5.1 This section sets out the relevant national and local planning policy and other material considerations that the reserved matters will be assessed against.

The Development Plan

- 5.2 The Development Plan for Manchester comprises the:
- Manchester's Core Strategy 2012 – 2027 (adopted July 2012); and,
 - The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).
- 5.3 As defined by the Local Development Framework Area Map, the site is located within the Inner Areas, North Manchester and the Manchester City Boundary. The site is also allocated for Economic Development under Saved UDP Policy HC10a and is identified as part of the River Irk Valley under Saved Policy BM2.

Manchester Core Strategy 2012

- 5.4 The Core Strategy was adopted in July 2012 and sets out the long-term spatial vision for the city for the plan period (2012 to 2027). The following Core Strategy policies are considered to be relevant:
- 5.5 **Policy SP 1 (Spatial Principles)** provides the key spatial principles that will guide the strategic development of Manchester to 2027. Policy SP1 encourages development to make a positive contribution to neighbourhoods of choice, minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.
- 5.6 **Policy DM 1 (Development Management)** requires all development to have regard to specific issues including effects on amenity such as noise, light, road safety and traffic generation; accessibility; community safety and crime prevention and vehicular access.
- 5.7 **Policy T 2 (Accessible Areas of Opportunity and Need)** states that the Council will seek to ensure that new development is easily accessible by walking, cycling and public transport, and connects residents to jobs, centres, health, leisure, open space and educational opportunities.
- 5.8 **Policy EN 19 (Waste)** indicates that the Council will require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, reuse, recycling/composting, energy recovery, final disposal).

Manchester UDP 1995

- 5.9 The UDP policies that remain extant and are relevant to this application are as follows:
- 5.10 **Policy HC10a) (Industrial and Commercial Uses)** identifies three sites that are allocated for business or commercial development, comprising Dalton Street, "CIS" site at Rochdale Road/Miller Street, and Oldham Road Goods Yard.
- 5.11 **Policy BM2 (Irk Valley)** states that the Irk Valley, will continue to be subject to policies aimed at environmental improvement and recreational development and no building will be permitted in this area which would damage the open character of the valley or its existing wildlife habitats. It goes on to state that improvements will be made not just to benefit nearby communities, but also to produce linear pedestrian and cycle routes through the valley with the route being positioned near to the river wherever practicable.

Other Material Considerations

- 5.12 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include the:
- Northern Gateway SRF;
 - National Planning Policy Framework;
 - Planning Practice Guidance; and,
 - Emerging Greater Manchester Spatial Framework.

Northern Gateway SRF

- 5.13 The Northern Gateway SRF was endorsed by MCC on 13th February 2019 and is a material consideration in the determination of all planning applications within the Northern Gateway. The SRF proposes seven interconnected neighbourhood, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. The SRF sets out a vision to deliver approximately 15,000 homes supported by social and physical infrastructure, including a new City River Park which will connect Queens Park and Angel Meadow.
- 5.14 The site is located within the New Town neighbourhood. Further details are provided in Section 2 of this SPS.

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

- 5.15 The Guide to Development document sets out how the principles of sustainable development should be applied in practice through the development process. The guidance is generally applicable to all types of development, and it expands upon the policies in Development Plan. The document sets out how new developments should be accessible, contribute to creating a sense of place, respect the character and context of their surroundings and achieve environmental sustainability.

National Planning Policy Framework

- 5.16 The revised Framework was published in July 2018, with subsequent iterations published in February 2019 and July 2021. The Framework sets out the Government's planning policies and guidance and how this is to be applied.

- 5.17 **Paragraph 11** of the Framework states that, *"plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.18 **Paragraph 119** of the Framework states that, *"planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land".*

Planning Practice Guidance

- 5.19 On 6th March 2014 the former Department for Communities and Local Government published the National Planning Practice Guidance ("PPG"). The PPG is regularly updated and is intended to assist practitioners and provide further guidance on the interpretation

of national planning policy within the Framework. It is therefore a significant material consideration in the determination of the application.

- 5.20 Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only. The PPG provides guidance on when conditions can be used to grant planning permission for a use for a temporary period only.
- 5.21 The PPG (Paragraph: 014 Reference ID: 21a-014-20140306) is clear that temporary planning permission may be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use').

Emerging Places for Everyone Plan

- 5.22 Until December 2020, a joint Development Plan Document ('DPD') of the ten Greater Manchester local authorities was being prepared, the GMSF. On 12th February 2021, following the withdrawal of Stockport Council from the production of the GMSF, the AGMA Executive Board considered the next steps in relation to that joint plan of the nine Greater Manchester districts, to be known as "Places for Everyone" ("PfE").
- 5.23 The PfE plan, together with all the supporting documents, background evidence, and representations received during the final stage of public consultation (9th August to 3rd October 2021), has been submitted to the Secretary of State for Levelling Up, Housing and Communities. No modifications were made to the PfE plan prior to its submission and, therefore, the Submission Plan remains unchanged from that published under Regulation 19 in August 2021.
- 5.24 The PfE plan is now the subject of an independent examination conducted by the Planning Inspectorate. This process began from the date of submission (14th February 2022) and will conclude upon receipt of the Planning Inspectors Report.
- 5.25 The examination of the PfE plan is expected to take place in Summer/Autumn 2022.

Summary

- 5.26 This section has detailed the adopted and emerging planning policy framework and guidance at a local and national level, which is relevant to the site. As defined by the Local Development Framework Area Map, the site is located within the Inner Areas, North Manchester and the Manchester City Boundary. The site is also allocated for Economic Development under Saved UDP Policy HC10a and is identified as part of the River Irk Valley under Saved Policy BM2. The next section provides an assessment of the proposed

development against the relevant policies of the adopted Development Plan for MCC and the NPPF (2021).

6 KEY PLANNING CONSIDERATIONS

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 This section assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the NPPF (2021) and is supported by the reports accompanying the application. Consideration is given to the following key issues:

- Principle of Meanwhile Uses;
- Noise Impact and Management;
- Transport and Accessibility;
- Ecology;
- Ground Conditions;
- Flood Risk and Drainage; and,
- Sustainable Development.

Principle of Meanwhile Uses

6.3 As defined by the adopted policies map, the site is located within the Inner Areas of Manchester (CS Policy SP 1) and is allocated for industrial and commercial uses under Saved UDP Policy HC10a). However, the site is also situated within the North Manchester Regeneration Area and forms part of the Victoria North regeneration scheme, which will result in transformational change to the site and surrounding area over the next 15 to 20 years through the delivery of approximately 15,000 new homes, in addition to social and physical infrastructure.

6.4 Within the Northern Gateway SRF, the site is located in the New Town neighbourhood, which is identified for residential-led development. Although this planning application does not propose residential-led development, it will enable the temporary use of the existing vacant warehouses and associated land prior to longer-term proposals for the site's comprehensive redevelopment coming forward. Therefore, as defined by the PPG, the proposals will comprise a "meanwhile use", the operation of which will be limited to a temporary period of time, which is envisaged to be 2 years.

- 6.5 The use of the site as an arts, music and cultural venue/event space will not prejudice the site's future redevelopment. Instead, the proposals will make efficient use of land by re-activating an accessible, vacant, brownfield site (paragraphs 8c and 119 of the NPPF), whilst also raising the profile and attractiveness of this part of Victoria North. The proposed development will market the site as an exciting destination, which will attract visitors, generate increased footfall, and, as a result, positively promote the continued social, economic and environmental regeneration of this area of the City (CS Policy EC 1), which will be integral to the success of the prospective redevelopment proposals in accordance with the Council's strategy for the area.
- 6.6 Consequently, the proposed development will revitalise and reinvigorate a vacant brownfield site within easy access of Manchester City Centre, bringing the site back into active use and allowing it to be enjoyed by Manchester's residents and visitors as an arts, music and cultural venue/event space in the immediate-term, ahead of its future residential-led redevelopment. Therefore, despite being temporary in nature, the proposed development will contribute positively to the forthcoming comprehensive regeneration of the site and wider area, raising the profile of this part of Victoria North and creating a new and exciting destination in the City.

Noise Impact and Management

- 6.7 A Noise Impact Assessment (NIA) and Noise Management Plan (NMP) have been prepared by Clement Acoustics.
- 6.8 The NIA has been undertaken to assess the proposed use of the site as a venue for regular music events, in addition to the Summer of Love festival that is proposed to take place at the site on between 27th and 28th August 2022.
- 6.9 A background noise survey has been undertaken to determine an appropriate noise emission criterion and recommend maximum plant and music noise levels, in accordance with the requirements of MCC. Calculations were undertaken for identified receivers around the site, with the closest identified as the Emmeline Apartments.
- 6.10 The results of the survey, combined with measurements of worst-case amplified music and façade sound insulation performance, have enabled the assessment of the noise impact of music and plant noise during a proposed music festival, as well as the operation of smaller events and parties, on the nearest noise sensitive receivers. The calculations show that noise emissions from the proposed units will meet MCC's requirements with the recommended noise limits as stated within the report.

- 6.11 The NMP has been prepared to put in place best available techniques to reduce noise emissions from the proposed use. To reduce the likelihood of causing an adverse impact during the operation of the festival and other events, the NMP suggests certain mitigation measures, such as the installation of limiters, which are calibrated to the proposed maximum noise levels stated in the NIA and NMP.
- 6.12 Therefore, the proposed development accords with CS Policy DM 1, Saved UDP Policy DC26, and paragraph 174 of the NPPF.

Transport and Accessibility

- 6.13 A Transport Note has been prepared by WSP and is submitted alongside this planning application. The Note examines the transport implications of the proposed development at the site.
- 6.14 Owing to both the likely nature of the events and the location of the site, it is anticipated that the majority of travel by both staff and visitors will be via modes other than the private car. It is anticipated that pedestrian travel will predominate, with the site lying within 1km walking distance of key city centre transport interchanges, including Victoria rail/Metrolink station and Shudehill bus interchange. Lit and well surfaced footways are also available along Dantzic Street leading between the site and the City Centre.
- 6.15 Taxi drop-off and pick-up is likely to take place local to the site, given the nature of the uses. The vehicle carriageway along Dantzic Street in the vicinity of the site is approximately 7.3m wide, allowing for parking or drop-off / pick-up to take place on one side of the carriageway without obstructing two way through traffic. Whilst this area of Dantzic Street is heavily utilised for parking during the weekday daytime, at evenings and weekends when peak taxi use may occur there is a much lower level of on-street parking. It is therefore considered that taxi drop-off/pick-up could take place from Dantzic Street without obstructing the highway or causing safety issues. This same conclusion applies to drop-off and pick-up by private vehicles.
- 6.16 Whilst travel by private car is not expected to be significant, for the reasons outlined above, there is capacity on Dantzic Street for on-street car parking particularly during the evening and weekend. Alternatively off-street parking facilities are available across the Victoria and Shudehill areas of the City Centre. No dedicated car parking will be available on-site.
- 6.17 In relation to pedestrian movement in the immediate vicinity of the site, an Event Management Strategy has been prepared and submitted alongside this planning

application. The Strategy includes details of the admission and dispersal procedures. If it is anticipated that there will be queuing or crowding, then steps will be taken to ensure that this is accommodated within the footway, to avoid any safety issues with pedestrians walking on the vehicle carriageway. This could include stewarding and/or temporary crowd control fencing within the footway.

- 6.18 Vehicle access to the site will be taken via the existing junction off Dantzic Street in the centre of the site frontage. This access is approximately 6.5m wide and accommodated goods vehicles during the site's previous use, and as such is considered suitable for servicing and waste collection vehicles, both in visibility and overall geometric terms. Servicing will not be permitted during an event whilst members of the public are on-site. All servicing must be pre-booked online, and will only be undertaken during certain hours, as detailed at Section 4 of this Statement.
- 6.19 A separate designated emergency vehicle access is provided via the existing junction off Dantzic Street at the eastern end of the site frontage, immediately east of the waste area on the site plan. This access is approximately 7m wide and accommodated goods vehicles during the site's previous use, and as such is considered suitable for emergency vehicles including fire tenders, both in visibility and overall geometric terms.
- 6.20 Overall, the site is easily accessible by a range of sustainable transport modes and there would be no transport impacts arising from the development that would prevent the granting of planning permission for the proposed development. Therefore, the proposed development accords with CS policies T 2 and DM 1, and paragraph 111 of the NPPF (2021).

Ecology

- 6.21 A Phase 1 habitat survey of the application site has been undertaken by TEP. A letter summarising the results of the Phase 1 survey has been submitted alongside this planning application. The results of the Phase 1 habitat survey are illustrated in Drawing G9082.016, appended to the submitted ecology letter.
- 6.22 The site comprises hardstanding, buildings and some scattered scrub. *Buddleia Buddleja davidii* is scattered infrequently across the site. A small stand of Himalayan balsam *Impatiens glandulifera* was identified in the northeast corner of the site. The Himalayan Balsam will be removed from the site prior to the site being brought into use.
- 6.23 The buildings on the application site were also assessed for their suitability for roosting bats by licenced bat ecologist at the same time as the Phase 1 habitat survey. Buildings

were categorised in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 20163) for their potential to support roosting bats.

- 6.24 Buildings B7, B9 and B11 were assessed as having negligible suitability for roosting bats due to the lack of suitable roosting features. Buildings B8 and B10 were identified during the daytime evaluation to have low suitability for roosting bats. Therefore, buildings B8 and B10 were subject to further nocturnal surveys in accordance with their evaluation.
- 6.25 No roosting bats were identified in buildings B8 or B10 during the nocturnal roost survey. Throughout the duration of the nocturnal roost survey only commuting and foraging common pipistrelle and noctule bat were recorded in the Red Bank Neighbourhood area. Consequently, there are no current implications for the proposed development with regard to roosting bats and buildings within the application site.
- 6.26 The buildings will be retained within the development proposals and internal works will be limited to aesthetic cleaning, painting and replacement of lighting and safety systems. As such no direct impacts on any nesting birds are anticipated as a result of the change of use.
- 6.27 Therefore, due regard has been given to the effects on biodiversity as a result of the proposals, in accordance with CS Policy DM 1 and paragraph 174 of the NPPF (2021).

Ground Conditions

- 6.28 A letter has been prepared by ROC Consulting, which undertakes an assessment of contaminated land issues relating to the proposed temporary change of use of the site.
- 6.29 The site has been the subject of several previous site investigations, which are referred to within the submitted letter. Whilst this letter does not constitute a formal Phase 1 or 2 Site Investigation Report, it is considered sufficient to advise on the suitability of the temporary change of use in light of the other assessments undertaken at the site.
- 6.30 Historic industrial land uses, and potential sources of contamination have been identified including the historic screw and bolt works, paint works, foundry, asphalt works, tripe works, rubber works, waste management facility and sign manufacturers. Elevated concentrations of contaminants were observed in the previous site investigation and, consequently, limited remediation was recommended in hotspots and areas of soft landscaping. However, it should be noted that the criteria used for this assessment were for a residential land use, for which more onerous criteria are applied. Generally, the potential onsite sources are comparable to the majority of previously developed city centre sites in Manchester.

- 6.31 The relevant receptors in this case are limited to proposed site users for art, music and cultural events over a period of up to two years. Potential pathways to such human health receptors include ingestion, direct contact and inhalation of contaminated dust, vapours or hazardous gas. The established contaminated land regime for human health, and the published assessment criteria, relate primarily to long term occupants who are subject to significantly higher exposure.
- 6.32 The presence of hardstanding across the majority of the site will significantly inhibit all of these pathways to human health receptors. Furthermore, the short duration of the land use, and the short duration of the stay of individual site users, further significantly reduce the likelihood of harm to these receptors. Consequently, this risk is considered to be low across the majority of the site. Areas of potential risk are limited to areas of broken concrete and tarmac where soils and other waste are exposed. However, these areas will be repaired prior to use.
- 6.33 Regarding ground gas risks, it should be noted that, following monitoring, the previous site investigation did not recommend the implementation of ground gas protection measures. Therefore, there is not considered to be a significant risk posed through the accumulation of ground gas in retained onsite buildings.
- 6.34 Therefore, the risks to proposed end users during art, music and cultural events over a period of up to two years are considered to be low. Consequently, the proposed development accords with CS Policy EN 18 and paragraph 183 of the NPPF (2021).

Flood Risk and Drainage

- 6.35 A Drainage Statement has been prepared by WSP and is submitted alongside this planning application.
- 6.36 Foul and surface water from the existing site is drained to the 1530mm combined public sewer in Dantzic Street, via a 375 x 475mm combined public sewer located within the eastern boundary of the site. The entire site is considered to be impermeable, and the existing peak run-off from the site is calculated to be 105 l/s using the modified rational method, assuming a rainfall intensity of 50 mm/hr.
- 6.37 No changes to the drainage strategy for the site are proposed as part of the temporary use. Site surface water and foul drainage systems will continue to operate as existing, with discharge to the combined public sewer in Dantzic Street.
- 6.38 Consequently, there are no proposed increases in surface water discharge rate from the site as a result of the temporary use and, thus, flood risk is not increased. Therefore, the

proposed development accords with CS policies DM 1 and EN 14, and paragraph 159 of the NPPF (2021).

Sustainable Development

- 6.39 The overarching policy objective of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF indicates that there are three dimensions to sustainable development: economic, social and environmental. An assessment of the proposals against the three dimensions of sustainable development, as defined in the NPPF, is provided below.

Economic

- 6.40 The proposed development will contribute towards building a strong, responsive and competitive economy. In particular, the proposed development:
- Is forecasted to generate over 1,000 job opportunities over the course of the 2 years. With around 50 of those to be full-time, over 600 to be part-time and the remainder being full-time equivalent; and,
 - Will generate increased numbers of visitors and, thus, footfall in the local area, which will support the economic regeneration of this area of the City.

Social

- 6.41 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:
- Contribute positively to the regeneration of the site and wider area in the immediate term, thus raising the profile of this part of Victoria North in accordance with the Council's strategy for the area;
 - Deliver a safe and accessible development, which is within easy access of public transport links;
 - Promote social interaction by attracting visitors and generating increased footfall in the area. and,
 - Reduce the risk of crime and anti-social behaviour by making use of a vacant site prior to its redevelopment.

Environmental

6.42 The proposed development will not result in significant harm to the natural, built or historic environment. In particular, the proposed development will:

- Make efficient use of land by re-activating an accessible, vacant, brownfield site;
- Be accessible via sustainable modes of transport, such as by rail, Metrolink and bus, in addition to walking and cycling; and,
- Not result in any adverse impacts in terms of noise, flood risk or pollution.

Summary

6.43 In summary, the proposals will comprise a “meanwhile use”, the operation of which will be limited to a temporary period of time, which is envisaged to be two years. the proposed development will revitalise and reinvigorate a vacant brownfield site within easy access of Manchester City Centre, bringing the site back into active use and allowing it to be enjoyed by Manchester’s residents and visitors as an arts, music and cultural venue/event space in the immediate-term, ahead of its future residential-led redevelopment. Several technical reports have also been prepared, which demonstrate the proposed development’s acceptability in terms of; noise impact and management; transport and accessibility; ecology; ground conditions; and, flood risk and drainage. It has further been demonstrated that the proposal represents sustainable development.

7 SUMMARY AND CONCLUSION

7.1 This SPS has been prepared by Asteer Planning on behalf of Connecting Dots Group in support of an application for temporary planning permission for the change of use of two vacant warehouses and associated land to arts, music and cultural venue/event space at 202-204 Dantzic Street, Manchester. Temporary planning permission is sought for a period of 2 years.

7.2 The description of development is as follows:

“Full Planning Application for Temporary Use of Existing Buildings and Land to Sui Generis Use Class, comprising theatre, music, dance performance-related activities (Sui Generis), food and drink festivals, including external food and drink operators (Flexible Use Class E / Sui Generis), and art exhibitions and markets (Sui Generis).”

Strategic Regeneration Context

7.3 Section 2 of the SPS provides the strategic regeneration context to the site and explains how the site sits within the wider Victoria North regeneration scheme.

7.4 The site sits within the wider Victoria North regeneration scheme; one of the largest regeneration projects in the UK. According to the SRF, the site is located within the New Town neighbourhood, which is identified for residential-led development. New Town is currently characterised by vacant, brownfield land associated with the neighbourhood’s industrial past. However, New Town will be the subject of considerable change over the coming years, as large-scale development proposals are brought forward in the context of the Victoria North regeneration scheme.

Site And Surrounding Area

7.5 Section 3 of the SPS describes the site’s characteristics, surroundings and relevant planning history.

7.6 The site extends to 0.76ha and comprises two vacant warehouse buildings and associated hardstanding. At present, the site is largely surrounded by commercial and industrial development. However, the surrounding area will be the subject of considerable change over the next 15 to 20 years owing to the consented and pending redevelopment of the adjacent sites and the wider Victoria North regeneration area.

Proposed Development

- 7.7 Section 4 provides a description of the detailed proposals for which temporary planning permission is sought and should be read in conjunction with the submitted supporting information.
- 7.8 No built development is proposed on the site as a result of the proposals, rather the proposed development comprises the change of use of existing land and warehouses to accommodate external and internal events space. The proposed development will bring a vacant site back into active use ahead of its comprehensive redevelopment, whilst also generating interest in the area and raising the profile of this part of Victoria North in the interim.

Planning Policy Framework

- 7.9 Section 5 sets out the relevant national and local planning policy and other material considerations that the reserved matters will be assessed against.
- 7.10 As defined by the Local Development Framework Area Map, the site is located within the Inner Areas, North Manchester and the Manchester City Boundary. The site is allocated for Economic Development under Saved UDP Policy HC10a, and is also identified as part of the River Irk Valley under Saved Policy BM2.

Key Planning Considerations

- 7.11 Section 6 assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the NPPF (2021) and is supported by the reports accompanying the application. The key considerations are:
- Principle of Meanwhile Uses;
 - Noise Impact and Management;
 - Transport and Accessibility;
 - Ecology;
 - Ground Conditions;
 - Flood Risk and Drainage; and,
 - Sustainable Development.

- 7.12 Overall, the proposals will comprise a “meanwhile use”, the operation of which will be limited to a temporary period of time, which is envisaged to be 2 years. the proposed development will revitalise and reinvigorate a vacant brownfield site within easy access of Manchester City Centre, bringing the site back into active use and allowing it to be enjoyed by Manchester’s residents and visitors as an arts, music and cultural venue/event space in the immediate-term, ahead of its future residential-led redevelopment.
- 7.13 Several technical reports have also been prepared, which demonstrate the proposed development’s acceptability in terms of; noise impact and management; transport and accessibility; ecology; ground conditions; and, flood risk and drainage. It has also been demonstrated that the proposal represents sustainable development, and will deliver a number of economic, social and environmental benefits.

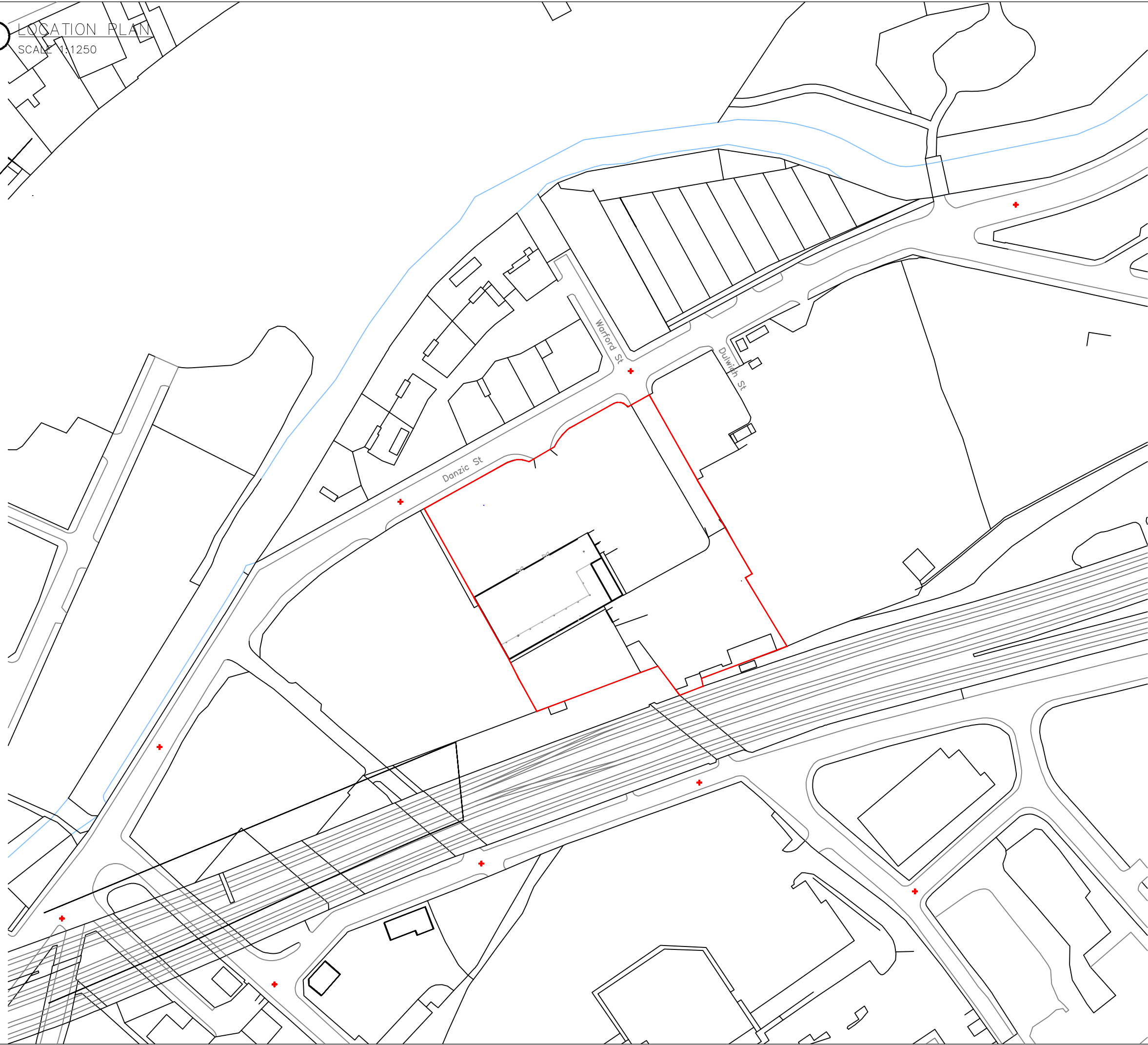
Conclusion

- 7.14 The site forms part of the Victoria North regeneration scheme and is situated within the New Town neighbourhood, which is identified for residential-led development within the SRF. Although the site is currently vacant, it forms part of a wider area, for which there are longer-term proposals for large-scale residential development.
- 7.15 Consequently, the proposed development comprises a “meanwhile use” as it will enable the temporary use of vacant land and buildings prior to longer-term proposals for large-scale residential development coming forward at the site. The active use of the site in the interim will raise the profile of this part of Victoria North, signposting the site as a new and exciting destination and positively promoting the continued social, economic and environmental regeneration of this area of the City, which will be integral to the success of the prospective redevelopment proposals in accordance with the Council’s strategy for the area.

APPENDIX 1 – SITE LOCATION PLAN

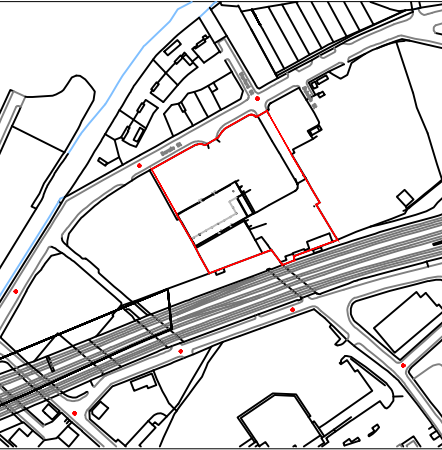


LOCATION PLAN
SCALE 1:1250



SOURCES OF INFORMATION

OS rcvd from Client



SCALE 1:5000

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

BOUNDARY
0.7577 Hectares

B	10.06.22	GRBC	Update of Project address details below.
A	15.05.22	GRBC	Scale changed and site hectares added.
REV	DATE	INITIALS	NOTES

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
202-204 Danzic Street
Manchester
M4 4DD

DRAWING NAME:

Location Plan

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	AS SHOWN(A3)	GC	-	MAY-22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
22.0066			LP001	B

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M A N C H E S T E R
L O C A T I O N